



HOUSING ELEMENT

of the General Plan

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UNIVERSITY OF CALIFORNIA

CITY OF WASCO

BEFORE THE PLANNING COMMISSION
OF THE CITY OF WASCO
COUNTY OF KERN, STATE OF CALIFORNIA

In the Matter of the Housing Element)	
)	Case No. 420/81
of the)	Resolution No. 82-11
)	Approving the Housing Element
<u>Wasco General Plan</u>)	of the General Plan

WHEREAS

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long term general plan consisting of nine (9) mandatory elements, one of which is the housing element; and,

The Housing Element Guidelines of 1977, prepared by the California Department of Housing and Urban Development, and subsequent 1981 legislation AB 2853 amending the government code required all cities and counties to adopt a housing element to be in conformance with such laws and guidelines; and,

Notice of Public Hearing has been published as required by law, and pursuant to such published notice a public hearing was held on the 23rd day of August, 1982; and,

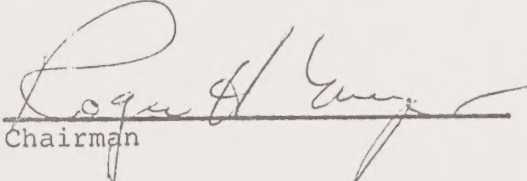
There were no written or oral protests against or for the proposed housing element of the general plan; and,

An Initial Study, Notice of Preparation of a Negative Declaration and subsequent Negative Declaration was prepared, noticed filed and posted in accordance with the Environmental Quality Act (CEQA) of 1970, Public Resources Code Section 2100 et. seq. and State of California E.I.R. Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Wasco as follows:

That the Planning Commission does hereby approve and adopt the Housing Element of the General Plan for the City of Wasco dated July, 1982, and recommends that the City Council of the City of Wasco adopt the same.

Dated: August 23, 1982


Chairman

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF POLITICAL SCIENCE

RESEARCH REPORT NO. 100

RESEARCH REPORT NO. 100

RESEARCH REPORT NO. 100

The Department of Political Science at the University of Chicago has been fortunate to have received a grant from the National Science Foundation for the study of the political behavior of the American people. This grant was awarded to the Department in 1961 and has been used to support a series of studies on the political behavior of the American people.

The first study in this series was a study of the political behavior of the American people in the 1960s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 1965.

The second study in this series was a study of the political behavior of the American people in the 1970s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 1975.

The third study in this series was a study of the political behavior of the American people in the 1980s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 1985.

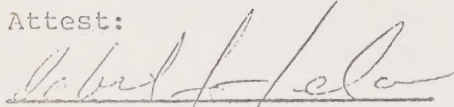
The fourth study in this series was a study of the political behavior of the American people in the 1990s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 1995.

The fifth study in this series was a study of the political behavior of the American people in the 2000s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 2005.

The sixth study in this series was a study of the political behavior of the American people in the 2010s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 2015.

The seventh study in this series was a study of the political behavior of the American people in the 2020s. This study was conducted by a group of researchers from the Department of Political Science and the University of Chicago. The study was published in the Journal of Political Science in 2025.

Attest:

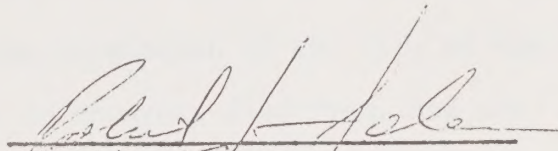

Executive Secretary

I, ROBERT J. JELACA, Planning Director of the City of Wasco and Executive Secretary for the City of Wasco Planning Commission hereby certify that the foregoing Resolution was approved, adopted, and passed by the body on the 23rd day of August, 1982, by the following vote:

AYES: Contreras, Hagen, Lynch, Meyer, and Rexius

NOES: None

ABSENT: Appel and Chappel


Executive Secretary

RESOLUTION NO. 82-935

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WASCO APPROVING AND ADOPTING THE HOUSING ELEMENT
TO THE GENERAL PLAN FOR THE CITY OF WASCO

-oOo-

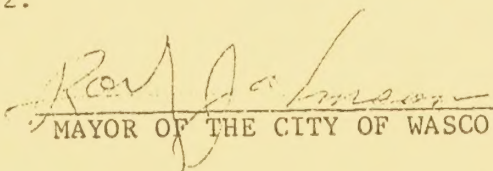
WHEREAS, the Housing Element to the City of Wasco General Plan has been considered by the Planning Commission of the City of Wasco following a public hearing called to consider said Plan, and the Planning Commission having approved and recommended the adoption of said element by the City Council; and,

WHEREAS, the City Council did consider said element to the General Plan after having duly called and conducted a public hearing in regard thereto;

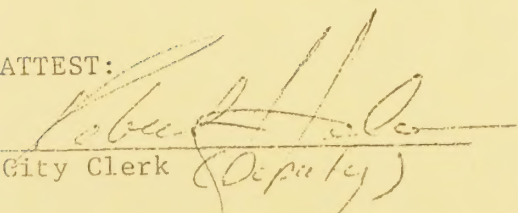
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WASCO DOES HEREBY RESOLVE AS FOLLOWS:

That the Housing Element to the General Plan of the City of Wasco, a copy of which is attached hereto and by this reference incorporated herein as though fully set forth, marked "Exhibit A", is hereby approved as amended.

Dated: September 20, 1982.


MAYOR OF THE CITY OF WASCO

ATTEST:


City Clerk (Deputy)

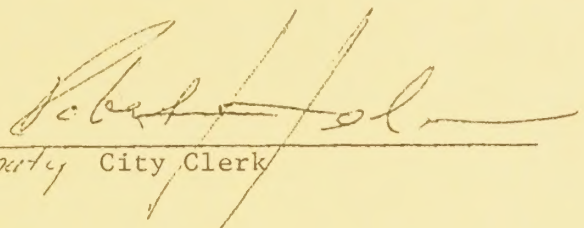
Robert Jelaca, Deputy

I, PAT DAVIS, City Clerk of the City of Wasco, hereby certify
that the foregoing Resolution was adopted by the following vote on the
20 day of September, 1982, at a regular meeting of the City Council
of the City of Wasco:

AYES: Mayor Johnson, Councilmen McLaughlin, Neufeld, Rupert & Winn

NOES: None

ABSENT: None


Deputy City Clerk

HOUSING ELEMENT
OF THE
GENERAL PLAN

CITY OF WASCO
WASCO, CALIFORNIA

FINAL HOUSING ELEMENT
PREPARED BY:

Karen E. Northcutt
Planning Consultant
Lake Isabella, CA

In Association with:

Aron Clemens
Housing and Community
Development Consultant
Los Angeles, CA

DRAFT HOUSING ELEMENT
PREPARED BY:

EDAW, Inc.
Newport Beach, CA

and

Urban Projects, Inc.
Los Angeles, CA

July 1982

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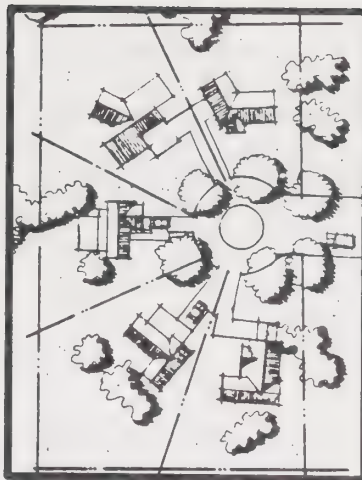
Introduction

PURPOSE

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term general plan for its physical development. There are nine mandatory elements of the general plan, one of which is a housing element. The housing element is subject to regulations established under the Health and Safety Code, and consists of standards and plans for the improvement of housing and the provision of suitable sites for housing. The housing element must also identify methods that will enhance the development of suitable housing for all economic segments of the community.

The general plan has been required in the State of California since 1947, however, the housing element has been a mandatory part of the plan only since 1972. Since that time, the rapidly rising cost of housing and its lessening availability to middle as well as lower income groups have prompted the State of California to revise the guidelines for preparation of the housing element. A result of this effort was the Housing and Home Finance Act of 1975, which directed the Department of Housing and Community Development (HCD) to prepare and adopt new guidelines for the preparation and content of the Housing Element. The draft of this Housing Element was prepared under the guidelines which were adopted in 1977.

Subsequent to those guidelines and during the time the Draft Element was being reviewed by the State Department of Housing and Community Development, AB 2853 was passed. That legislation, which became operative October 1, 1981, amended Section 65302 of, and added Article 10.6 (commencing with Section 65580) to Chapter 3 of Division 1 of Title 7 of the Government Code. Although the Draft Housing Element was prepared utilizing the 1977 guidelines, it was the decision of the City and County to proceed with the preparation of the final document under the new legislation.



One of the objectives of this housing element is to increase public awareness of the specific needs and problems of the community, as well as programs and incentives which will most effectively meet those needs. The adoption of this housing element, however, is only the first step toward providing a suitable climate to enhance the development of a wide range of housing types for the residents of the City of Wasco. Actual solutions to housing problems will only be achieved through a well coordinated effort among public officials and administration, private interests, such as lending institutions and developers, and the citizens of the community.

PREPARATION

The preparation of the City of Wasco Housing Element may be described as a coordinated, continuing, and comprehensive effort. The key elements were coordination with citizen groups and public agencies, follow-up advisory meetings, a statistical analysis pertinent to Wasco, and finally, an integration of public response, statistical analysis and programs available to assist needs peculiar to the community.

It should be noted here that the Draft Housing Element (including all statistical analyses) was prepared prior to the 1980 Census. Although the Final document was prepared subsequent to the release of the results of the 1980 Census, only population figures from the 1980 Census were available. To maintain consistency between population data and resultant needs analysis data, the 1980 projected figures were utilized in this report rather than the 1980 actual Census figures. For information purposes, Appendix B contains a comparison between the Housing Element 1980 and 1985 projections and the actual 1980 Census figures.

Citizen representatives of all economic segments of each community were appointed to an advisory committee by the City Council in Wasco. An early series of meetings involving this committee, local planning/administrative staff, and the project consulting team (EDAW, Inc. and Urban Projects, Inc.) identified public perception of the housing needs and possible solutions to them.

A Housing Element Workbook was devised and distributed to committee members for their review and subsequent response to issues relative to housing needs in Wasco. Response to issues outlined in the Workbook served as a basis for identifying immediate housing needs and public perceptions of housing and housing problems in the City.

In follow-up meetings, a broad range of programs designed to meet housing needs was identified and assessed according to their suitability for the temperament of the community. Programs discussed and selected by the community included both capital intensive Federal assistance programs and lower cost programs administered by private interest groups within the community.

Following adoption of the housing element, the citizens' committee may continue to play a valuable role in monitoring the implementation of the plan, as well as in assisting local staff and officials with the periodic updating process.

As the public participation program progressed, a simultaneous effort was underway between the consulting team and the local planning staff - the preparation of a statistical analysis of housing needs. The participation of the Kern County Community Development Department, Kern County Planning Department, Kern County Council of Governments, Kern County Housing Authority, and the City of Wasco Planning Staff was crucial in the preparation of this analysis, with the City of Wasco Planning Staff, the Kern County Community Development Department, and the Kern County Planning Department serving as overseers of the data collection task.

The final phase of the City of Wasco Housing Element involved integrating the consensus of public opinion with the results of the statistical analysis into a workable document to steer the community in meeting its housing needs. Portions of the draft of this document were circulated to the citizen committee and public agencies for response prior to publication of the official Draft City of Wasco Housing Element.

ORGANIZATION

Figure 1-1 provides an illustration of the role that each chapter plays in the overall assessment of housing needs in Wasco. The nine chapters are ordered in a sequence that allows for smooth flow from identification of needs to the solutions proposed for the City of Wasco as required in the State Housing Element legislation. The remainder of this chapter provides a brief synopsis of content for the following eight chapters and the Appendices.

CHAPTER 2: SUMMARY

This chapter provides an executive summary of the key components of the housing element, including housing need, programs, opportunities and constraints in each community, and the fair share allocation for meeting county-wide low and moderate housing needs. This chapter contains a table which illustrates Wasco's housing goals, objectives, and policies and programs aimed at meeting their needs.

CHAPTER 3: HOUSING NEED

Chapter 3 is an analysis of those deficiencies and problems in a community which constitute housing need. It includes a geographic setting followed by census counts and projections on population, a housing inventory, and an assessment of conditions that pose problems with housing stock. Total housing needs are determined by comparing current, existing, and special needs to existing programs for meeting those needs. The net result is the total unmet housing need in the community, projected through 1985.

CHAPTER 4: HOUSING PROGRAMS

Chapter 4 outlines the City's plan for meeting housing needs over the next five years, including goals and objectives, policies and specific programs. Policies and programs are categorized according to rehabilitation of units, conservation of units, and construction of new units.

CHAPTER 5: AGENCY AND PROGRAM COORDINATION

Housing needs are primarily a function of the general housing market, and housing markets rarely respect local boundaries. For this and other reasons, local government is encouraged to coordinate their housing plans carefully with the County. Areawide issues might include the Fair Share Allocation Plan, impacts of large-scale development, and growth control measures. Chapter 5 identifies local and county agencies that are concerned with housing needs of the community. Related housing programs in unincorporated Kern County are discussed here, along with the contribution of each community toward solving the total needs of Kern County.

CHAPTER 6: OPPORTUNITIES FOR HOUSING

Chapter 6 assesses the availability and suitability of sites for meeting low and moderate income housing needs in the City of Wasco. A discussion of market and governmental constraints to the provision of housing follows. A consensus of public perception that may constitute constraints is outlined as well, since public opinion often serves as either an impediment or a catalyst in efforts of this nature. This chapter also contains an analysis of opportunities for energy conservation in residential development.

CHAPTER 7: REGIONAL HOUSING ALLOCATION PLAN

Housing Element legislation requires that each locality shall include (as part of its housing needs) the regional housing needs of persons at all income levels within the general housing market area. Chapter 7 contains the portion of the Regional Housing Allocation Plan for the Wasco area as prepared by the Kern County Council of Governments (COG), and discusses its relationship to the overall housing needs in the San Joaquin Valley market area.

CHAPTER 8: UPDATING THE ELEMENT

According to the HCD legislation, a Housing Element must be updated every five years with the recommendation that it be reviewed as frequently as appropriate. Chapter 8 provides information pertinent to measuring the success of the Housing Element, as well as methods for assuring that the Element is kept current.

CHAPTER 9: ENVIRONMENTAL REVIEW

An environmental overview has been prepared for unincorporated Kern County and the ten incorporated cities in the County. Metropolitan Bakersfield is addressed in a separate report. Chapter 9 contains a summary of the environmental overview including a highlighting of the issues in the City of Wasco.

APPENDICES

The Appendix contains information regarding the data analysis and methodology used in the preparation of the Housing Element, and the complete Environmental Assessment for the County Unincorporated Area and Ten Incorporated cities. Appendix topics include: 1) Environmental Assessment; 2) Demographic and Housing Characteristics for Kern County; 3) Statistical Updating Methodology; 4) Glossary of Terms; 5) Glossary of Programs; 6) Citizen Participation Process; and 7) Summary of Special Needs.



FIGURE 1-1 - HOUSING ELEMENT ORGANIZATION

2

Summary

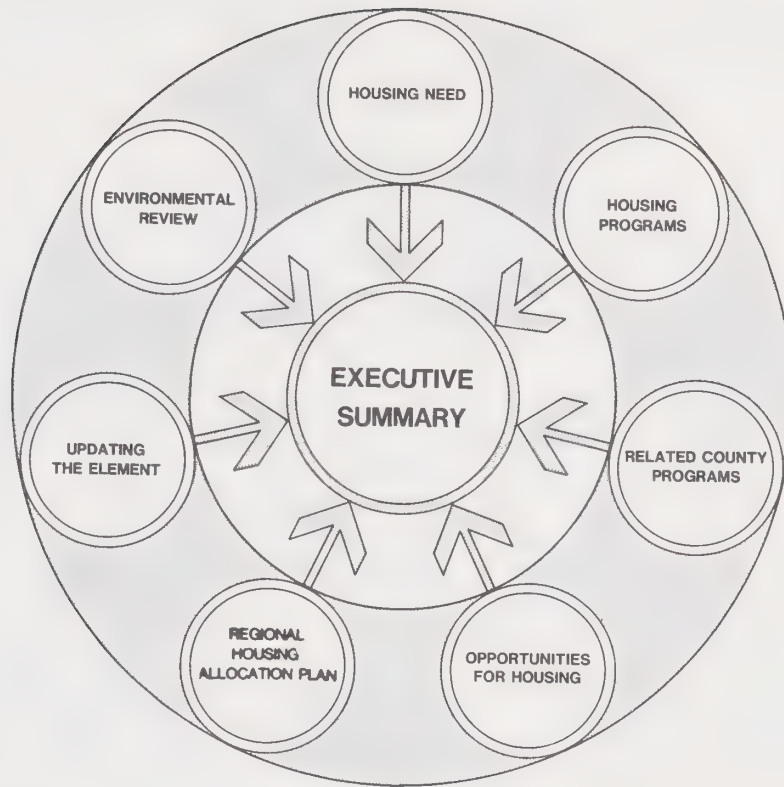


FIGURE 2-1 - ELEMENTS OF THE EXECUTIVE SUMMARY

The Executive Summary serves as a synopsis of the key components of the City of Wasco Housing Element, which are detailed in Chapters Three through Nine of this document. The Summary abbreviates a, thorough data collection and analysis as well as the methodology developed to identify the City's housing needs and specific programs to meet those needs. The primary areas of emphasis are, according to respective chapters: Housing Need, Housing Programs, Agency and Program Coordination, Housing Opportunities and Constraints, Regional Housing Allocation Plan, Updating the Element, and the Environmental Review.



Building Maintenance
CONSERVATION



Yard Maintenance



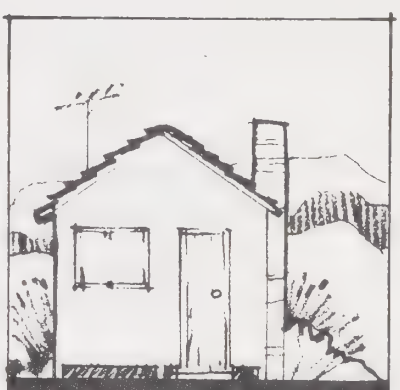
Community Maintenance



①
REHABILITATION



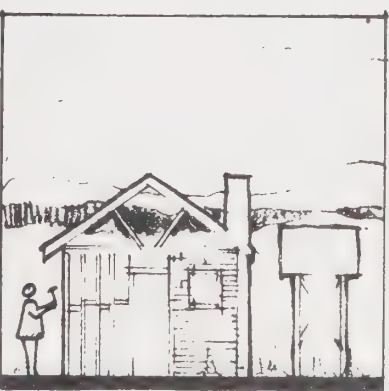
②



③



①
NEW CONSTRUCTION



②



③

FIGURE 2-2 - METHODS FOR MEETING HOUSING NEEDS

HOUSING NEED

The Housing Element provides policy and program direction to the fulfillment of unmet housing needs in the community. Generally, current housing needs are defined as the cumulation of criteria as outlined below. These components combine to represent the unmet housing need, that is, needs which are not likely to be satisfied through the private market alone or by existing housing program commitments. For the City of Wasco, the current unmet housing need, according to categories, is as follows:

- o The number of dwellings which are substandard and in need of rehabilitation is 331 units, or 13 percent of the total units in the City.
- o The number of dwellings which are substandard to the degree that they require replacement is 27 units, or 1 percent of the total units in the City.
- o The number of dwellings which are overcrowded (households with more than 1.01 persons per room) is 279 units, or 10 percent of the total units in the City.
- o The number of dwellings in which the occupants are paying a disproportionate share of their incomes for shelter (households paying in excess of 25 percent of their incomes for housing) is 210, or an average of 9 percent of the total units in the City.

It is estimated that an approximate 50 percent overlap exists with respect to units which are substandard, units which are overcrowded, and units which are occupied by households paying more than one quarter of their incomes for shelter. It is usually the case that most substandard housing is occupied by households with low and moderate incomes and that most of the households in a community paying more than 25 percent of their incomes for housing also have low or moderate incomes. Thus, there exists a high degree of overlap between substandard units and overpayment. Another area of overlap occurs where overcrowded units are occupied by low and moderate income persons, and where many of a community's overcrowded units are in substandard condition. For Wasco, it is estimated that current unmet housing needs exist with respect to almost 430 households.

A comprehensive assessment of the City's housing needs must include consideration of special needs of the community in addition to the quantifiable elements. A careful examination of housing characteristics in the City of Wasco points out the following special housing needs:

- The disparity between current housing prices and the price levels that Wasco residents can afford suggests that, without substantial downpayments, households earning less than \$18,000 annually generally cannot purchase existing dwelling units. This income level is equivalent to about 125 percent of the estimated 1979 County median income and 145 percent of the City's estimated 1979 median income. Over 60 percent of the population has an income below the \$18,000 level.
- The same situation exists with respect to income levels and rental rates in the City of Wasco. A household must earn at least \$10,000 per year to avoid paying not more than 25 percent of their total income for an average two-bedroom rental. This income level is equivalent to about two-thirds of the 1979 County median and 80 percent of the estimated 1979 City median. About 24 percent of the population earns less than \$10,000 per year.
- Senior citizens, the pre-retirement age group, singles, and young couples will find it difficult to obtain smaller rental or sales units at affordable prices.
- Large families will find it difficult to secure larger rental or sales units at affordable prices.
- Housing suitable to the special needs of disabled and handicapped persons is not generally available within the community.

The criteria used to establish the current unmet housing need does not consider the dynamics of population growth and the operation of the housing market over time. A projection of future housing needs must calculate such factors as:

- Additional housing stock to accommodate population growth and the formation of new households.
- Additional housing stock to replace units removed by market operations and to provide for an acceptable vacancy rate in the community.

Housing demand projections for the City of Wasco, through 1985, indicate that population per household is expected to continue to decline slowly from the current level of 3.21 persons to a level of about 3 persons by 1985. The units needed to house the population are expected to increase from approximately 2,970 in 1979 to more than 3,437 by 1985. The historical vacancy rate in the City has been relatively low, and this is expected to continue in the

future. The total number of units needed (including an allowance for vacancy and demolition) is expected to increase from approximately 3,000 in 1979 to about 3,400 by 1985. This represents an increase of almost 400 units over the 5-year period from 1980 to 1985, or about 80 units per year.

The total housing need is determined by the cumulation of current housing needs and projected future demand, an estimation of additions to the housing supply, and a calculation of the extent to which anticipated demand will or will not meet the cumulative need.

In Wasco, housing supply is expected to outstrip projected new demand during the period under study. It is anticipated that almost 800 new units will be built, if most currently planned projects proceed as scheduled. During the same period, projected new demand totals almost 400 units. If these projections prove accurate, the current pressures within Wasco's housing market will be alleviated.

Due to the large number of subsidized and locally-assisted housing units committed for development in the City, the incremental supply of units suitable to the needs of low-and-moderate income households will substantially outstrip the number of such new households expected to become part of the City's population. As a result, a net reduction in total housing need is made in all applicable income ranges. The availability of such housing will assist in alleviating the need of current residents for alternative affordable housing.

The statistical analysis in the City of Wasco shows that most of the remaining unmet housing need by 1985 will be in the category of rental units. As stated earlier, a major portion of the current unmet need accrues to homeowner rehabilitation needs, as well as rental unit rehabilitation needs. Thus, while the large number of new units to be constructed during the period through 1985 will statistically reduce these needs, in reality the needs of households which relate to dwelling condition will not be substantially altered by the spillover effects of anticipated new construction.

HOUSING PROGRAMS

The ultimate goal of the City in undertaking the preparation of a Housing Element is to provide a sound climate that will enhance and give incentive for the development of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in the City of Wasco. The housing programs section sets forth appropriate and achievable responses to the needs identified in the previous section. Table 2-1, on pages 2-6 through 2-8 synthesizes the objectives, policies and specific

TABLE 2-1
HOUSING PROGRAMS - CITY OF WASCO

GOAL: To provide a sound climate that will enhance and give incentive for development of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in the City of Wasco.

OBJECTIVES	POLICIES	PROGRAMS
1. To provide a sound climate that will enhance and give incentive to increase the supply of sound housing at prices affordable by all segments of the community. It is estimated that 90 to 100 units will be needed annually over the next five years.	1.1 - Encourage the private development of additional sales and rental housing units suitable to the needs of lower-income, moderate-income, and higher-income households. 1.2 - Support the private sector in its efforts to meet the housing needs of all economic segments of the community. 1.3 - Where necessary to the production of housing suitable to the needs of all community residents, and where financially and administratively feasible, provide incentives to the private sector which facilitate the production of a price-balanced housing stock within the City. 1.4 - Encourage the use of such favorable home purchase financing techniques as might become available through public and private agencies and institutions. 1.5 - Promote the development of additional housing units in areas where residential use is consistent with land use patterns as established by the City's General Plan. 1.6 - Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.	HUD Section 8 Housing Assistance Payments Program: Policies 1.1, 1.2, 1.3, 1.5 Section 8 Program for Elderly and Handicapped: Policies 1.1, 1.2, 1.3, 1.5 HUD Section 235 Homeownership Program: Policies 1.1, 1.2, 1.4, 1.5 Farmers Home Administration Section 515 Rental Housing Program: Policies 1.1, 1.2, 1.3, 1.5 Farmers Home Administration Section 502 Homeownership Program: Policies 1.1, 1.2, 1.3, 1.4, 1.5 California Housing Finance Agency Mortgage Assistance Programs: Policies 1.1, 1.2, 1.3, 1.4, 1.5 Energy Conservation Library: Policies 1.2, 1.3, 1.5, 1.6. Housing Information Hot Line: Policies 1.1, 1.2, 1.4, 1.5, 1.6 Housing Information Outreach Program: Policies 1.1, 1.2, 1.4, 1.5, 1.6

TABLE 2-1 (CONTINUED)

OBJECTIVES	POLICIES	PROGRAMS
2. To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of between 60 and 75 dwelling units over the next five years.	<p>2.1 - Pursue the capture of grant funds and/or other financial resources presently not available to the City to assist homeowners who otherwise could not undertake property rehabilitation to improve the condition of their dwellings.</p> <p>2.2 - Cooperate with County, State, Federal and other appropriate agencies, including lending institutions, in the design and implementation of a residential rehabilitation program; provided that grant or other monies become available to finance City participation in such a program.</p> <p>2.3 - Encourage homeowners and others to rehabilitate substandard residences and to take advantage of such financial and technical assistance as becomes available for this purpose, especially within an appropriate housing rehabilitation target area as may be designated from time to time by the Planning Commission and City Council.</p>	<p>Neighborhood Public Improvements: Policy 2.3</p> <p>Home Improvement Information Program: Policies 2.1, 2.2, 2.3</p> <p>Low-Interest Home Improvement Loan Programs:</p> <p>Community Development Block Grant Loans: Policies 2.1, 2.2, 2.3</p> <p>HUD Section 312 Rehabilitation Loan Program: Policies 2.1, 2.2, 2.3</p> <p>California Housing Finance Agency HOHI Program: Policies 2.1, 2.2, 2.3</p> <p>Farmers Home Administration Section 502 Loans: Policies 2.1, 2.2, 2.3</p> <p>FmHA Section 504 Rehabilitation Loans and Grants: Policies 2.1, 2.2, 2.3</p> <p>Deferred Payment Rehabilitation Loans: Policies 2.1, 2.2, 2.3</p>
3. To maintain the supply of sound housing in the City through the conservation of the current sound housing stock, as well as newly constructed and rehabilitated units.	3.1 - Promote increased awareness among property owners and residents of the importance to long-term housing quality of continuous property maintenance.	<p>Home Maintenance Counseling Program: Policies 3.1, 3.2, 3.3</p> <p>Neighborhood "Clean-Up/Fix-Up" Campaigns: Policies 3.1, 3.2, 3.3</p>

TABLE 2-1 (CONTINUED)

OBJECTIVES	POLICIES	PROGRAMS
Objective 3 continued	3-2 - Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.	Section 8 Housing Assistance Payments Program (or Successor Programs): Policy 3.2
	3-3 - Promote community self-help efforts in support of housing conservation.	

program responses that are detailed in Chapter 4 of this document. Objectives are intended to provide an overall framework for efforts to meet the City's housing goal. They reflect the community's priorities at the present time and may be modified periodically to remain responsive to changing community profiles. A policy framework has been developed to guide decision-making and actions taken to meet the objectives. A series of specific program responses to the identified housing needs has been formulated within the framework set by the policy statements. These programs are intended to set forth the nature of activity on actions which the City of Wasco views as appropriate to its needs and priorities. Policies and programs are categorized according to rehabilitation of units, conservation of units, and construction of new units.

AGENCY AND PROGRAM COORDINATION

Chapter 5 outlines the activities and responsibilities of the various governmental agencies (along with private entities) whose input and cooperation are essential to the implementation of the Housing Element. Table 2-2 on the following pages illustrates proposed housing programs and the necessary actions and cooperative efforts required of various public and private entities to accomplish each one.

A critical element of the coordination efforts at the local level is insuring the consistency of the programs proposed in this document with the overall General Plan for the community. During the preparation of this document, all existing plans were reviewed in an effort to maximize consistency where goals and objectives were still relevant. The Housing Element of 1972 contained goals and objectives of a general nature; however, it was not accompanied by an implementation plan. While many of the goals and objectives in the 1972 Plan were utilized, the current Element has been expanded to reflect the changing political climate and community profile stressed as a result of the citizen's meetings and interface with local planning staff and elected officials.

HOUSING OPPORTUNITIES AND CONSTRAINTS

The ability of a community to provide a sound climate that will enhance and encourage the development of suitable housing to meet the needs of residents from all economic segments is largely dependent upon opportunities within the community which avail themselves to the development of housing. Primary considerations in assessing opportunities for housing include: the availability of land for residential development, the community's ability to provide adequate services and infrastructure to the sites, market and governmental constraints to the provision of housing, public perceptions relative to housing issues in the community, and plans and standards for the development of housing in the City.

TABLE 2-2
AGENCY COORDINATION SUMMARY
CITY OF WASCO

PROGRAM	RESPONSIBLE ENTITY							
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG
1.a-HUD Section 8 Housing Assistance Payments Program	-Assist in site evaluation -Insure project meets defined housing needs	-Provide technical support, if appropriate	-Provide technical support, if appropriate	-HUD allocates funds for Housing Assistance payments -Considers need for this housing type and gives priority over family units	-Provide technical support, if appropriate	-Assist private developer to initiate project (optional)		-Private developer initiates project -Lending institutions provide favorable mortgage rates
1.a(1)-Section 8 Program for Elderly and Handicapped	-Assist in site evaluation -Assist in determination of need -Assist in formation of non-profit organization (if appropriate)	-Provide technical support, if requested	-Provide technical support, if requested	-HUD allocates funds for Housing Assistance payments -Considers need for this housing type and gives priority over family units	-Provide technical support, if requested	-Assist in formation of non-profit organization (if appropriate)		-Private developer initiates project -Non-Profit sponsor initiate project
1.b-HUD Section 235 Homeownership Program	-Assist developer in site evaluation -Assist in verification of need -Identify qualified units	-Provide technical support, as appropriate	-Provide technical support, if required	-HUD provides mortgage insurance -HUD provides interest subsidy on mortgage -HUD provides advanced commitments to buyers	-Provide technical support, if appropriate			-Developers initiate project -Lending institutions participate in program
1.c-Farmers Home Administration Section 515 Rental Housing Program	-Assist in formation of non-profit organization -Assist in identifying limited profit organizations -Provide technical assistance/information to developers -Assist in site evaluation -Assist in program promotion to citizens, as appropriate			-FmHA provides project financing -HUD approves Section 8 Housing Assistance payments	-Assist in formation of non-profit organization, if appropriate	-Assist in formation of non-profit organization -Assist in identification of limited profit organizations -Administer Section 8 Housing Assistance Payments Program (optional)		-Developers initiate and manage project

Table 2-2 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.d-Farmers Home Administration 502 Program	-Publicize/promote program -Provide technical assistance/information to developers			-FmHA approves projects -FmHA approves pre-commitments to potential home buyers					-Private developer or buyer initiates project
1.e-California Housing Finance Agency Mortgage Assistance Programs	-Establish "limited" mortgage assistance areas -Promote/publicize program		-CHFA provides program financing via tax exempt mortgage bond sales						-Lending institutions generate and process loan applications from builders and home buyers
1.f-Land Cost Write Downs and/or Subsidized Infrastructure Costs	-Administer program in conjunction with C.D. Dept. -Encourage private developers to utilize program			-HUD provides monies for program funding	-Request grant funds from HUD -Administer program				
1.g-Energy Conservation Library	-Provide support for program through promotion to builders/developers and general citizenry.	-Planning and Building Departments supply materials or information to be requested	-Provide technical assistance on energy conservation programs		-Provide funds for library materials acquisition -Assist with program publicity through other C.D. Dept. activities.				-Utility Companies make available resource materials and conservation techniques
1.h-Housing Information Hot Line	-Promote program in City -Assist in training operational personnel (optional)			-HUD supplies grant monies for program operation and a variety of printed materials	-Fund and operate program				-Private organization to operate program (optional)
1.h-Housing Information Outreach program	-Promote program in City -Assist in identifying persons/organizations to provide program expertise		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers, lending institutions assist C.D. Dept. with program information

Table 2-2 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a-Neighborhood Public Improvements	-Prepare requests for grant funds from state and federal agencies -Provide local matching funds -City Engineer coordinate actual project implementation (as appropriate)			-HUD approves and funds CDBG requests for continued program operation	-Request and allocate program dollars to assist in public improvements				
2.b-Home Improvement Information Program	-Promote program in the City -Assist in identifying persons/organizations to provide program expertise -Assist in program implementation (if appropriate)		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers/builders/lending institutions assist C.D. Dept. with program information
2.c(1)-Community Development Block Grant Loans	-City promotes and publicizes program -Assist C.D. Dept and local lending institutions in program administration -Assist C.D. Dept. in local building willing to do rehabilitation work	-Provide technical support and assistance, as appropriate		-HUD allocates program dollars to C.D. Dept.	-Administer programs via local lending institutions -Request increased program dollars from HUD to operate program in Wasco				-Local lending institutions cooperate with C.D. Dept. in program development and operation -Local builders and contractors agree to do rehabilitation work

Table 2-2 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.d-Deferred Payment Rehabilitation Loans	-Promote/publicize program -Requests funding from state HCD (optional)		-HCD Dept. provides program funds (optional)	-HUD approves CDBG funding for program operation	-C.D. Dept. requests program funding from State HCD (optional) -C.D. Dept. utilizes CDBG funds for program funding -Administers program in specific target areas				-Lending institutions generate and process loan applications
3.a-Home Maintenance Counseling Program	-Make grant application to State HCD for program funding -Promote program with local contractors, handymen, tradesmen, educational institutions -Request funding from County C.D. Dept. to supplement state HCD funds -Assist in identifying persons/organizations to provide program expertise -Promote program throughout City		-HCD may provide program funding	-HUD approves funds for program operation	-Provide technical assistance to City in grant application package -Request Block Grant funds for program operation				-Local contractors, handymen, tradesmen, educational institutions participate in program
3.b-Neighborhood "Clean-Up/Fix-Up" Campaigns	-Promote program throughout City -Provide trash pick-up -Encourage involvement of civic, church and service organizations								-Civic groups, church organizations and service clubs participate in program -Publicity from local news media

Table 2-2 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
3.c-HUD Section 8 Housing Assistance Payments Program (or Successor Programs)				-HUD approves additional allocation requests from Housing Authority	-Promote pro- gram through housing infor- mation systems	-Requests additional program allo- cations -Administer program			-Property owners parti- cipate in program

A land use inventory was undertaken for the City of Wasco to determine whether there is sufficient vacant, residentially-zoned land within the city limits to meet the projected housing needs through 1985. The vacant land analysis indicated that the City has the potential to accommodate a minimum of 2320 units and a maximum of 2720 units, based on existing zoning, land use classifications and the land currently designated as Urban Reserve. With the historic building trends since 1975 of approximately 100 units per year, the City of Wasco has adequate land zoned for residential use to accommodate projected housing needs through 1985.

The ability and willingness of the community to provide adequate services and infrastructure to new housing development is an important element in meeting future housing needs. Table 2-3 on the following pages serves as a comprehensive overview of all utilities and public services in the City of Wasco, and sets the tone for possibilities of future development in the area.

Attempts to provide housing to all segments of the community can be met with prohibitive constraints. Generally, these constraints can be overcome or coordinated with program alternatives. In order to maximize positive changes, it is essential that possible constraints are identified and investigated so that appropriate solutions can be applied. For the purpose of this study, constraints relative to housing conditions have been categorized as market constraints, governmental constraints and public perception constraints. The following items have been isolated for consideration in the City of Wasco.

Market constraints are those such as high interest rates, inflation, labor shortages, and other economic variables. The following items are of concern in meeting the identifiable housing needs in the City:

- o The interest rates on borrowed money discourage many homeowners who otherwise would improve and maintain their homes from doing so.
- o While 13 percent of the homes in Wasco are in need of rehabilitation, many families have insufficient incomes to independently finance home improvements. Those in need are the low and moderate income residents who represent 50 percent of the City's total population.
- o Another group who have difficulty purchasing or maintaining homes are the elderly and retired residents who comprise 16 percent of Wasco's population. Not only is financing difficult for them to obtain, but physical limitations often preclude them from fixing their own homes.

- o The rising costs of land, labor and materials have made it impossible for developers to provide new low and moderate cost housing without government assistance.
- o Speculation has contributed significantly to the rising cost of land and thus the price of housing.
- o Wasco has land set aside for an industrial park; however, no industries have moved into the area yet. So while increased economic activity is desired, it is difficult to anticipate the number of future employment opportunities that may arise.
- o The downpayments on new units and the front end costs associated with moving into apartments are often prohibitive for those on fixed incomes or limited salaries.
- o The median income in Wasco is \$12,400 per year. Consequently, for the majority of residents, new housing selling for \$45,000-\$50,000 is not affordable.

Factors related to governmental procedure and the community's development plans and standards may impede the timely and effective construction of needed housing units. Certain problems have been identified in Wasco from data provided by local agencies as well as through comments made at public meetings. The following items represent governmental constraints to meeting identified housing needs in Wasco.

- o Government agencies, other than the City, responsible for the selection of projects to fund tend to choose those developers who have previously been successful using similar financing and programs. While it is logical to finance proven entities, it may discourage others from undertaking housing projects which utilize government funds.
- o Processing time for projects is sometimes delayed due to inefficiencies in the coordination of the inter-departmental plan processing procedure.

Public perceptions of housing issues may constitute constraints to the development of housing that meets the needs of varying income groups. Several generally held perceptions surfaced in a series of public meetings held in Wasco.

- o Residents have limited knowledge of programs and financing that are available for home purchase or improvement.

TABLE 2-3
UTILITIES AND SERVICES AVAILABILITY

City of Wasco

1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	Wasco Public Utility District	-Accommodating existing population -8 wells	-Adequate through 1985 -One new well may be required	Funding
SEWER	Wasco Public Utility District	-Accommodating existing population -New treatment plant has 1.2 mgd capacity -Current operating capacity inadequate through 1985	At present growth rate, plant capacity should be increased from 1.2 to approximately 1.4 mgd before 1985	Funding
PARKS AND RECREATION	Wasco Recreation and Parks District	-27 1/2 acres of parks (City & County owned) -3 ball fields -2 pools		Funding
EDUCATION	-Wasco Union Elementary School and Parochial School -Wasco Union High School	-Elementary School capacity: 2,200 -Present enrollment: 1608 Public 270 Parochial -High School Capacity: 1000 -Present Enrollment: 740	-Easy accommodation through 1985 for High School -Elementary School adequate through 1985	None
SOLID WASTE DISPOSAL	Kern County Health Department	-Population accommodated -Landfill site is one mile north of Wasco <i>Lardo's highway on</i>	Adequate through 2000	None

Scotfield road.

TABLE 2-3
UTILITIES AND SERVICES AVAILABILITY

City of Wasco
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	Wasco Public Utility District	-Accommodating existing population - 8 wells	- Adequate through 1985 - One new well may be required	Funding
SEWER	Wasco Public Utility District	-Accommodating existing population -New treatment plant has 1.2 mgd capacity -Current operating capacity inadequate through 1985	At present growth rate, plant capacity should be increased from 1.2 to approximately 1.4 mgd before 1985	Funding
PARKS AND RECREATION	Wasco Recreation and Park District	-27½ acres of parks (City & County owned) -3 ball fields -2 pools		Funding
EDUCATION	-Wasco Union Elementary School and Parochial School -Wasco Union High School	-Elementary School capacity: 2,200 -Present enrollment: 1608 Public 270 Parochial -High School Capacity: 1000 -Present Enrollment: 740	-Easy accommodation through 1985 for High School -Elementary School adequate through 1985	None
SOLID WASTE DISPOSAL	Kern County Health Department	-Population accommodated -Landfill site is one mile north of Wasco	Adequate through 2000	None

TABLE 2-3 (continued)
UTILITIES AND SERVICES AVAILABILITY

City of Wasco

1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
ENERGY	-Southern California Gas Company (natural gas) -Pacific Gas & Electric (electricity)	Accommodating existing population	Adequate through 1985	None
HEALTH	-North Kern Hospital -Wasco Ambulance Service	-25-bed hospital -medical staff shortage -Ambulance response time is 3-5 minutes	Undetermined	Obtaining additional medical staff
FIRE PROTECTION	Kern County Fire Department	-One minute response time -ISO rating: "4" -Accommodating existing population	Adequate through 1985	None
POLICE PROTECTION	Kern County Sheriff's Department	As required to accommodate existing population/situations	Adequate through 1985	None

- o There is a lack of coordination and promotion for efforts to encourage neighborhood and housing improvement. The leadership needed to encourage rehabilitation of dwellings and improve neighborhood amenities must come from within the City.
- o Citizen participation in rehabilitation and conservation to promote citizen activism in these efforts is generally present in service clubs and other citizen and neighborhood organizations, but this potential has not been fully developed.

Although there are governmental, market and public perception constraints which should be modified or eliminated to facilitate development, there are opportunities available to the government which could, if utilized properly, stimulate development in general, or at least maximize development potential.

One such development opportunity is the utilization of energy conservation measures in new housing development or rehabilitation. To encourage incorporating energy savings devices in area housing, the City will be participating in an energy conservation library program in conjunction with the County Planning, Community Development Department and Library System.

New legislation became effective in 1981 which furthered housing opportunities throughout the state. The two which have the most relevance in the Wasco area are SB 1960 and AB 1151.

Through SB 1960, mobilehomes can now be located in single-family residential zones. The City passed Ordinance 81-280 to implement this legislation.

With AB 1151, developers who reserve at least 25 percent of residential developments for low- and moderate-income persons, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives.

As part of the Housing Programs identified in this Element, the City will establish a program to identify incentives which meet the comprehensive housing, land use, planning and fiscal needs, as required.

Housing plans and specifications are subject to requirements imposed by the City and/or County. Additional requirements are sometimes in effect when funding comes from such public agencies as the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). The standards set forth by both HUD and FmHA are available for review in Chapter 6 of this document.

REGIONAL HOUSING ALLOCATION PLAN

In accordance with Assembly Bill 2853, the Kern County Council of Governments prepared the Regional Housing Allocation Plan. This plan discusses on a regional basis, the projected housing needs of all economic segments of the population within the five market areas in the County. To determine need on a regional basis, the plan considers six major factors: market demand, employment opportunities, availability of suitable sites and public facilities, type and tenure of housing need, and the housing need of farm-workers. As stipulated in the law, the plan seeks to avoid the impact of distributing housing in localities with relatively high proportions of lower income households. Only portions of the San Joaquin Valley Housing Market Area (which includes the City of Wasco) are included.

UPDATING THE ELEMENT

The Department of Housing and Community Development recommends revision of the Housing Element at least every 5 years. By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council of the need for significant update of the Housing Element when the need arises.

To evaluate the effectiveness of the selected programs in the Housing Element, the City should consider factors such as the following: acceptability and adaptability to the local situation, current level and availability of funding, changing community needs and priorities, changing priority for use of City staff and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizen participation is an important element in maintaining a desirable level of responsiveness within the community.

This document has provided a sample form designed to assist in the annual review of the programs identified in the Housing Element. The form sets forth a "bookkeeping" approach to monitoring building activity on a regular basis, thereby eliminating the need for additional staff or expanded departmental budget for updating the Element.

ENVIRONMENTAL REVIEW

The Housing Element is subject to laws governing environmental review, specifically the California Environmental Quality Act (CEQA) of 1970. The purpose of the environmental review is to insure consideration of environmental issues and, where appropriate and feasible, to include measures that reduce or eliminate

potentially detrimental effects that may result from the governmental action. Chapter 9 contains a synopsis of the environmental impacts relative to the Housing Element for the City of Wasco, extrapolated from the Master Environmental Assessment prepared for unincorporated Kern County and the ten incorporated cities within the County.

Chapter 9 has been divided into three sections, as follows:

- o Environmental Review: A statement of the initial procedures which were followed in the preparation of the environmental evaluation and the factors which must be considered when preparing an evaluation of any policy document.
- o Environmental Setting, Impact and Mitigation Analysis: A description of the study area, followed by an evaluation of physical, social, and economic impacts of potential significance within the community, as well as relevant planning considerations. Measures which would serve to mitigate, or "soften", potential adverse impacts (both direct and secondary) are identified here.
- o Environmental Review Procedures: A description of the process by which the assessment will be reviewed by both public and private sectors. The process is also discussed by which site specific projects subsequent to the Housing Element adoption will be reviewed.

The findings of the initial study and the Environmental Assessment indicate that, although the proposed Housing Element could potentially have a significant adverse effect on the environment, with inclusion of the mitigation factors as proposed, no significant effects will be experienced by the City of Wasco. The summary of these findings contained in this chapter and the initial study have been distributed to the appropriate agencies for review and comment along with the Housing Element.

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local, state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element in Wasco.

3

Housing Need

The major objective of the housing element is to provide a sound climate that will give incentive for the development of affordable housing in a safe and satisfying environment for residents in the City of Wasco. It is essential, therefore, that an accurate profile of the community is developed so that housing needs may be identified. Chapter 3 provides a statistical and socio-economic analysis of conditions and problems in the community which constitute housing need.

The consulting firm of Urban Projects, Inc. was instrumental in the data collection and analysis of housing needs. The participation of the Kern County Community Development Department, Kern County Planning Department, Kern County Council of Governments, Kern County Housing Authority, and the City of Wasco Planning Staff was crucial in the Preparation of this analysis, with the City of Wasco Planning Staff, Kern County Community Development Department, and the Kern County Planning Department serving as overseers of the data collection task. The sources of a majority of the data in Chapter 3 were the U.S. Bureau of the Census and the California State Department of Finance.

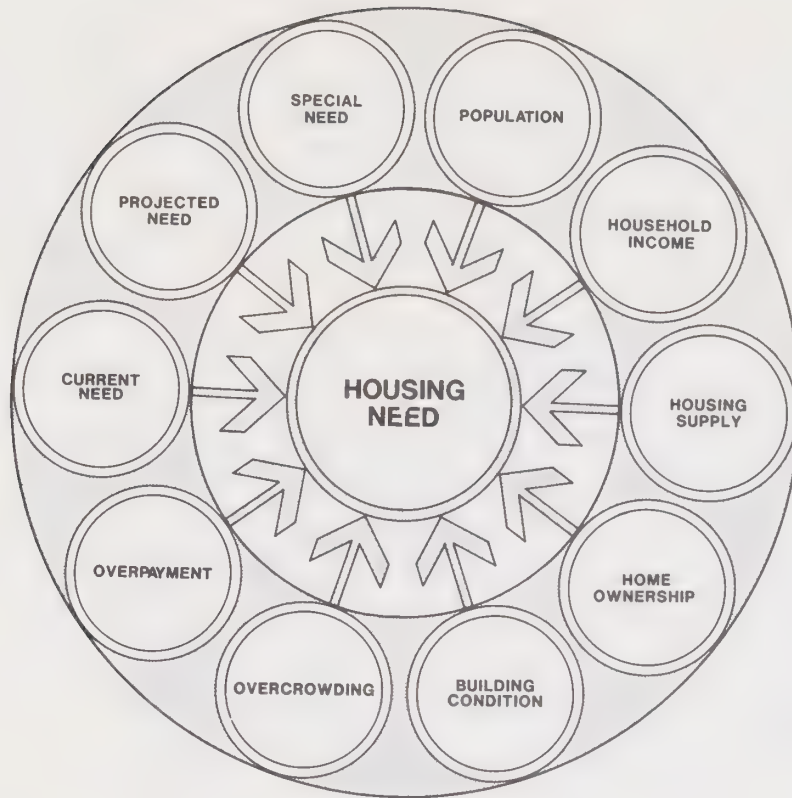


FIGURE 3-1 - THE ELEMENTS OF HOUSING NEED

Chapter 3 is prefaced by a section on geographic setting and background. Other sections fit into the categories of:

1. People, including data on population, age distribution, ethnicity, etc.;
2. Houses, including housing inventory and prices of housing, building permit history, etc.; and
3. People in the houses, including household size and inventory, overcrowding, overpayment for shelter, etc.

Housing needs are ultimately determined through a consideration of current and projected needs, and special needs of the community. Current programs presently helping to meet housing needs are considered. An overall assessment of these elements result in a scenario which illustrates the total unmet housing need of the community.

Geographic Setting

The City of Wasco is located in the northwest portion of Kern County, in the southern extension of the fertile San Joaquin Valley. The terrain is relatively flat, typical of the Valley. Wasco's climate can be characterized as mild and fairly humid in the winter, and hot and dry in the summer. The annual precipitation for the area is 6.4 inches, occurring primarily from January through March.

The economy of Wasco is based primarily on agriculture and industry related to agriculture. The median income in 1979 is reported to be \$12,400 in 1979, somewhat lower than the median income level for overall Kern County. This is attributable to the large percentage of farm laborers in the community's employment base.

Agricultural land uses are predominant in the Wasco area. Commercial development in the central business district merges into the older residential neighborhoods to form a transitional zone. Development in Wasco is not constrained by inadequate utilities or other infrastructure. As a result of the annexation of 600 acres within the last five years, sufficient land is available for development.

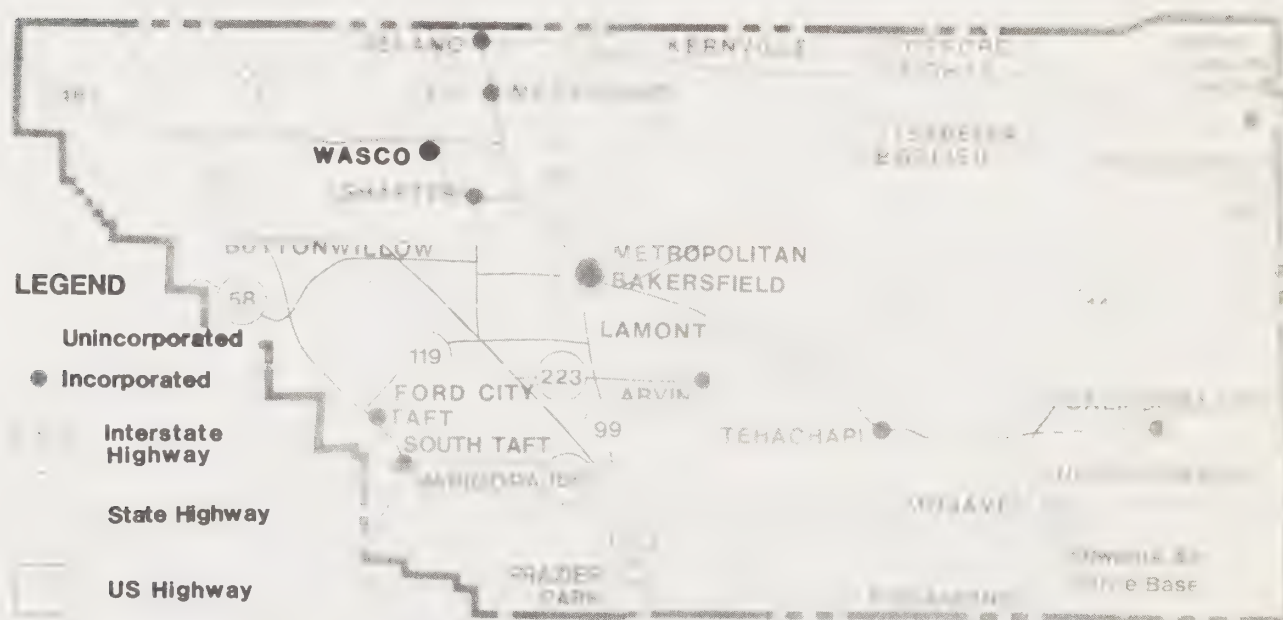







FIGURE 3-2 - REGIONAL LOCATION

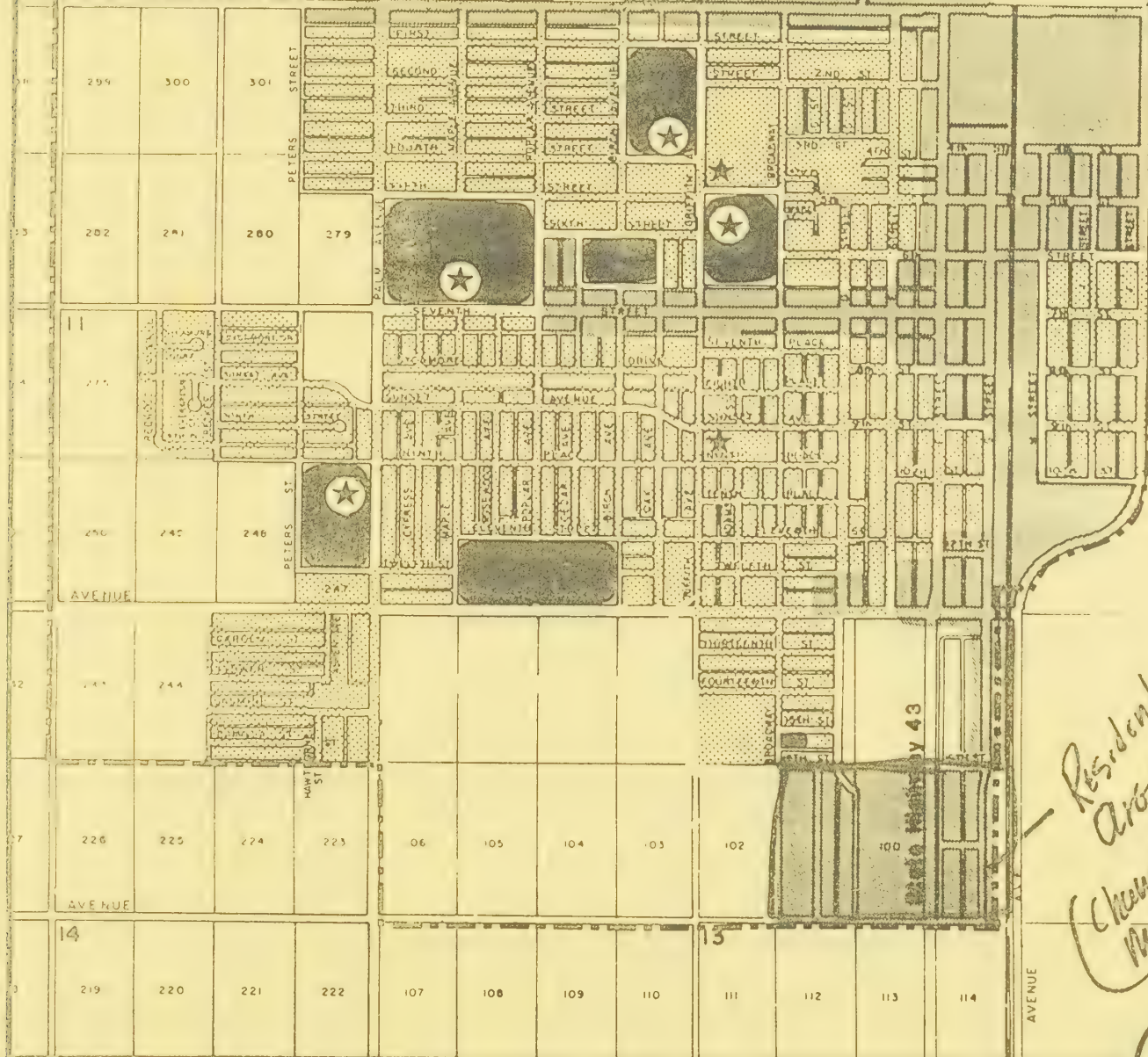
LEGEND

-  CITY LIMIT
-  RESIDENTIAL AREAS
-  NON-RESIDENTIAL AREAS*
-  PARKS/OPEN SPACES
-  SCHOOL SITE

*Includes commercial, industrial, office, institutional, and governmental.

State Highway 46

Santa Fe Railroad

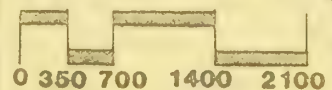


CITY OF WACO HOUSING ELEMENT

LOCAL SETTING

SOURCE: EDAW Inc.

SCALE:(in feet)



Prepared by:
EDAW inc.

3-3



--- CITY LIMITS
 [Stippled Box] RESIDENTIAL AREAS
 [Cross-hatched Box] NON-RESIDENTIAL AREAS*
 [Solid Black Box] PARKS/OPEN SPACES
 [Star in Box] SCHOOL SITE

CITY LIMITS

RESIDENTIAL AREAS

NON-RESIDENTIAL AREAS*

PARKS/OPEN SPACES

SCHOOL SITE

*Includes commercial, industrial, office, institutional, and governmental.

State Highway 46

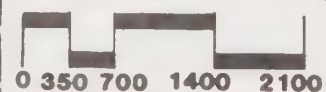
Santa Fe Railroad

May 43

LOCAL SETTING

SOURCE: EDAW Inc.

SCALE:(in feet)



Prepared by:
EDAW inc.



CITY OF WASCO HOUSING ELEMENT

3-3

Population

Population trends and projections for the City of Wasco are shown in Table 3-1. Between 1970 and 1976, the City's population increased from a level of 8,300 persons to more than 8,900. Current estimates of population have been made by evaluating construction trends and household sizes for the period from 1976 to January, 1979. This data indicates that the population growth rate in Wasco has slowed considerably; however, population is still increasing, with a projection to 9,000 persons by the end of 1979.

Future population growth in the City is expected to be significant. Approximately 1,000 new housing units are in the planning or pre-construction phases in the City, and greater population growth than that experienced in 1976 could occur as a result of this. The City recently has annexed several parcels of undeveloped land adjacent to the City limits, thereby expanding the property available for housing development. Population levels are expected to reach 9,050 by 1980 and almost 9,800 by 1985.

By comparison to overall Kern County, the annual growth rate for the City between 1970 and 1977 was 1.6 percent, and 1.2 percent for the County. Between 1980 and 1985 the growth rate is projected to be 1.5 percent for Wasco and .9 percent for overall Kern County. Population figures for the County are found in Appendix B. Figure 3-4 illustrates past and projected population growth

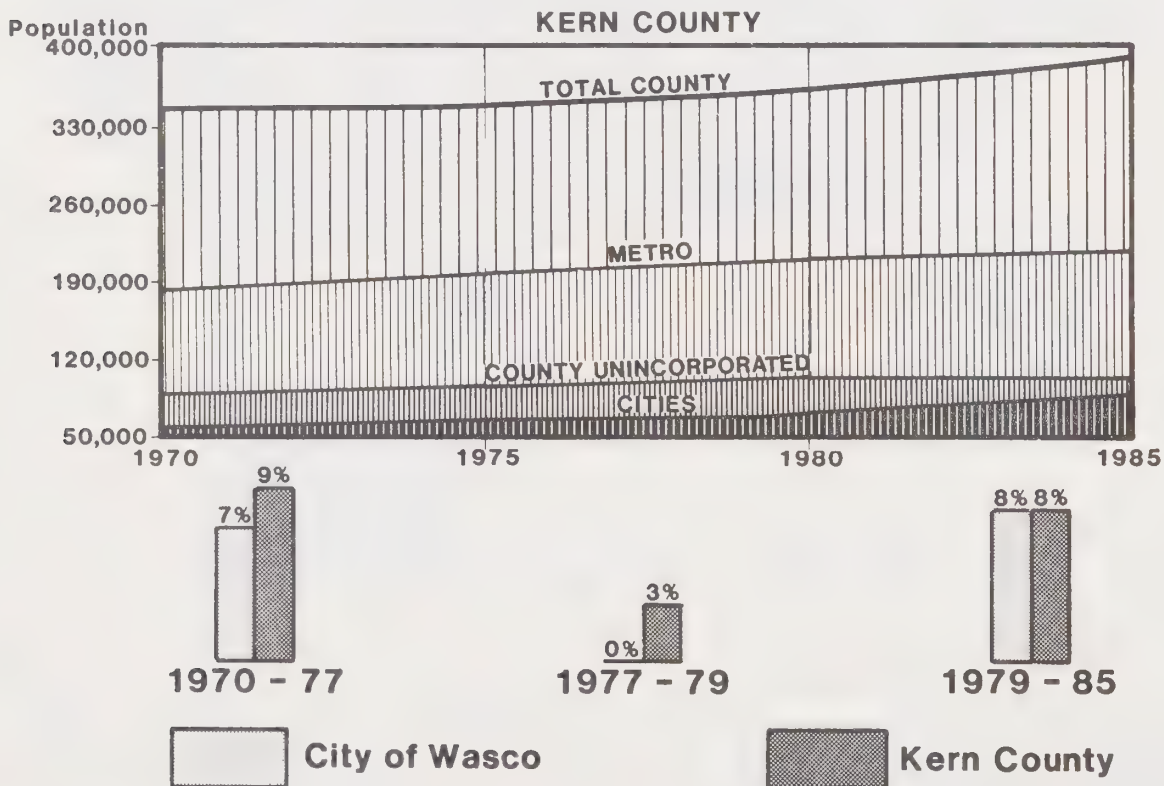


FIGURE 3-4 - POPULATION GROWTH IN WASCO AND KERN COUNTY

rates for Wasco and Kern County. The County data has been grouped to show overall County growth, population growth in Metropolitan Bakersfield (the City of Bakersfield plus surrounding unincorporated urban areas), the remaining unincorporated area, and the 10 smaller incorporated cities. As can be seen, most growth is occurring in urban areas, a trend expected to continue through 1985.

TABLE 3-1
POPULATION TRENDS AND PROJECTIONS

	<u>City of Wasco</u> <u>1970 - 1985</u>		
	<u>Total</u> <u>Population</u>	<u>In</u> <u>Households</u>	<u>In Group</u> <u>Quarters</u>
April 1, 1970 (U.S. Census)	8,269	8,217	52
November 20, 1976 (Special Census)	8,947	9,947	-
July 1, 1977 (Estimated)	8,942	8,933	9
January 1, 1979 (Estimated)	8,972	8,969	3
January 1, 1980 (Projected)	9,050	9,040	10
January 1, 1985 (Projected)	9,750	9,740	10
Population Changes			
1970 - 1977			
Total	673	716	(43)
Annual Average ¹	93	99	(6)
1977 - 1979			
Total	30	36	6
Annual Average ¹	20	24	4
1979 - 1985			
Total	778	771	1
Annual Average ¹	130	129	-

¹Totals may not add due to independent rounding.

Source: U.S. Bureau of the Census; California State Department of Finance;
Kern County Planning Department; Wasco City Planning Department;
Urban Projects, Inc.

Age Distribution

Age distribution for the City of Wasco is reflected in Table 3-2 showing a decline in the proportion of residents under the age of 18 from 40 percent in 1970 to approximately 34 percent at the present time. There has been a corresponding increase in the working age population (ages 18 to 54 years), which now constitutes approximately 50 percent of the total population. The proportion of residents in the retirement and pre-retirement ages (over age 55) has remained about constant over the past decade. The decline in the younger age groups is much less pronounced in the City of Wasco than in other areas of the County, with a drop of only 6 percent over the 9-year period. This is due in part to the influx of Spanish surnamed families which historically have greater numbers of children per household.

A comparison to age distributions for overall Kern County shows comparable trends and proportions for each age group. Kern County figures are found in Appendix B.

TABLE 3-2
AGE DISTRIBUTION
City of Wasco
1970 - 1979

Age Distribution	1970		1977		1979	
	Number*	Percent	Number*	Percent	Number*	Percent
Under 18 Years	3308	40%	3219	36%	3077	34%
18 to 54 Years	3556	43	4292	48	4525	50
55 to 64 Years	744	9	805	9	815	9
65 Years and over	661	8	626	7	633	7
Total	8269	100%	8942	100%	9050	100%
Median Age	26.2 Years		28.2 Years		29.5 Years	

* Actual numbers of persons in each age group.

Source: U.S. Bureau of the Census; California State Department of Finance; Urban Projects, Inc.

Ethnicity

The ethnic diversity of the City of Wasco is reflected in Table 3-3. The City has a rapidly increasing proportion of residents with Spanish surnames. In 1970, Spanish surnamed individuals represented 31 percent of the total population, while whites constituted 59 percent. By 1976 the white population had declined as a proportion of the total population to 50 percent and the Spanish surnamed population had increased to 42 percent. Currently, the white population is estimated at 47 percent and Spanish surnamed individuals are estimated to comprise 46 percent of the population. From 1970 to 1979 the black population decreased in proportion to the remainder of the population, from 9 percent to 6 percent, while the proportion of other races remained approximately the same.

A comparison to ethnic distributions of Kern County as a whole shows a smaller proportion of white population in Wasco, with a corresponding higher proportion of Spanish surnamed persons in the City. The proportion of blacks and other races is comparable between the City and the County. Kern County ethnic characteristics are found in Appendix B.

TABLE 3-3
ETHNIC CHARACTERISTICS
City of Wasco
1970 - 1979

Ethnic Characteristics	1970		1977		1979	
	Number*	Percent	Number*	Percent	Number*	Percent
White ¹	4879	59%	4471	50%	4254	47%
Black	744	9	626	7	543	6
Spanish Surname ²	2563	31	3756	42	4163	46
Other	83	1	89	1	90	1
Total	8269	100%	8942	100%	9050	100%

* Actual numbers of persons in each ethnic group.

¹Except persons with Spanish surnames.

²Includes population of Spanish heritage or Spanish language

Source: U.S. Bureau of the Census; California State Department of Finance; Urban Projects, Inc.

Occupation of Household Head

Occupations by household heads in Wasco are reflected in Table 3-4. As this data shows, laborers, including farm workers, represent more than 25 percent of the total labor force. The next largest categories are retirees (with about 18 percent) and unemployed at 11 percent. These data indicate the importance of farming and the farm labor population to the economy of the City, and corroborate the average income levels estimated for the City's households.

TABLE 3-4
OCCUPATION OF HOUSEHOLD HEAD
City of Wasco
1977
(Percent)

Occupation

Professional, Technical and Kindred workers	5.7%
Managers, Officials and Proprietors ¹	8.8
Clerical and Kindred Workers	3.7
Sales Workers	1.9
Craftsmen, Foremen and Kindred Workers	7.6
Operatives and Kindred Workers	8.4
Service Workers ²	5.9
Laborers ³	27.2
Retired	17.8
Unemployed	11.2
Unknown	1.8
Total	100.0%
Total Households	2,724

¹Including farmers.

²Including private household workers.

³Including farm workers.

Source: California State Department of Finance; California State Employment Development Department; Urban Projects, Inc.

Figure 3-5 compares occupations of household heads in Wasco and Kern County. As can be seen, the category of "Laborers" is a significantly higher percentage of the household head labor force in Wasco than is characteristic of the County as a whole. Most of the professional and service categories (clerical, sales workers, service workers) show a markedly lower percentage than the County average which reflects the strong role played by the Bakersfield area in meeting these needs for the entire valley.

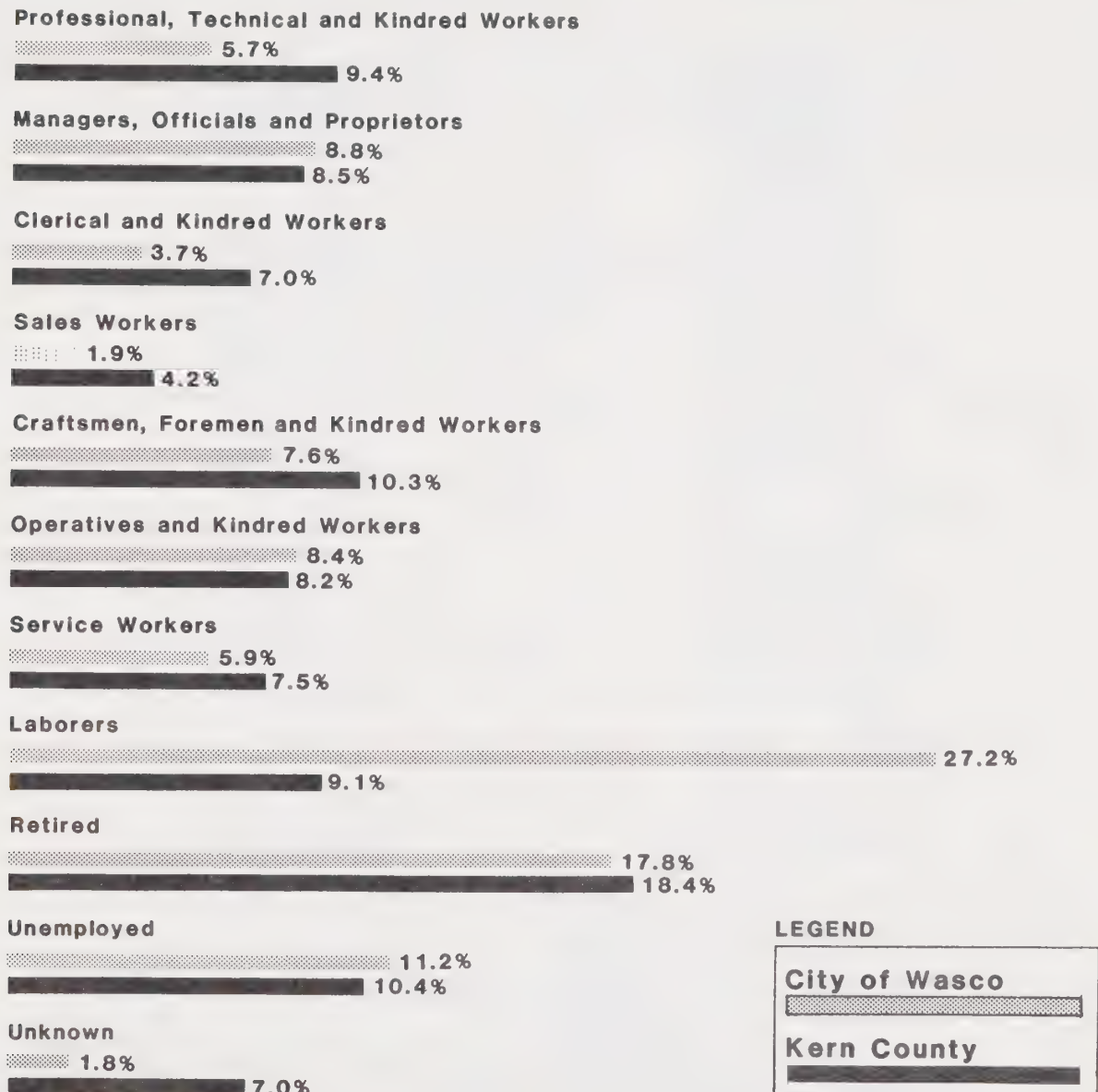


FIGURE 3-5 - OCCUPATION OF HOUSEHOLD HEAD
WASCO AND KERN COUNTY

Household Income

The estimated household incomes for the City of Wasco are presented in Table 3-5. County officials have indicated that, due to the methodology employed by the census takers in 1976, there was an undercount among the higher income households with respect to the household income question. As a result, the data from 1976 Special Census has been adjusted using HUD median incomes for the same time period. As indicated in the table, the City's median income level has increased from approximately \$8,000 in 1969 to almost \$11,000 in 1976 and to more than \$12,000 at the present time. For 1980, the median household income level is projected at \$13,300. These levels are lower by about \$2,000 than those for the County as a whole.

TABLE 3-5
ESTIMATED HOUSEHOLD INCOME DISTRIBUTIONS

<u>City of Wasco</u>				
<u>1969 - 1980</u>				
(Percent)				
<u>Income Group</u>	<u>1969</u>	<u>1976¹</u>	<u>1979</u>	<u>1980</u>
Under \$5,000	32%	16%	14%	13%
\$ 5,000 to \$ 9,999	35	29	22	20
\$10,000 to \$14,999	21	30	27	26
\$15,000 to \$24,999	9	18	27	30
\$25,000 to \$49,999	3	4	6	7
\$50,000 and over	<u>-</u>	<u>3</u>	<u>4</u>	<u>4</u>
Total	100%	100%	100%	100%
Median Household Income	\$7,800	\$10,800	\$12,400	\$13,300

¹Adjusted from 1976 Special Census using HUD median income data.

Source: U.S. Bureau of the Census; U.S. Department of Housing and Urban Development; California State Department of Finance; Urban Projects, Inc.

Figure 3-6 provides a general comparison of the proportions of the City and County populations in each of the different income groups for 1979. Countywide median income and low-moderate income (80 percent of median) levels are also illustrated to provide points of reference. As identified in the figure below, Wasco has a significantly higher proportion of low and moderate households than the County as a whole, indicating a potentially strong need for housing assistance. Subsequent discussions in the "Overpayment" and "Current Need" sections of this chapter will relate this income distribution to identified need.

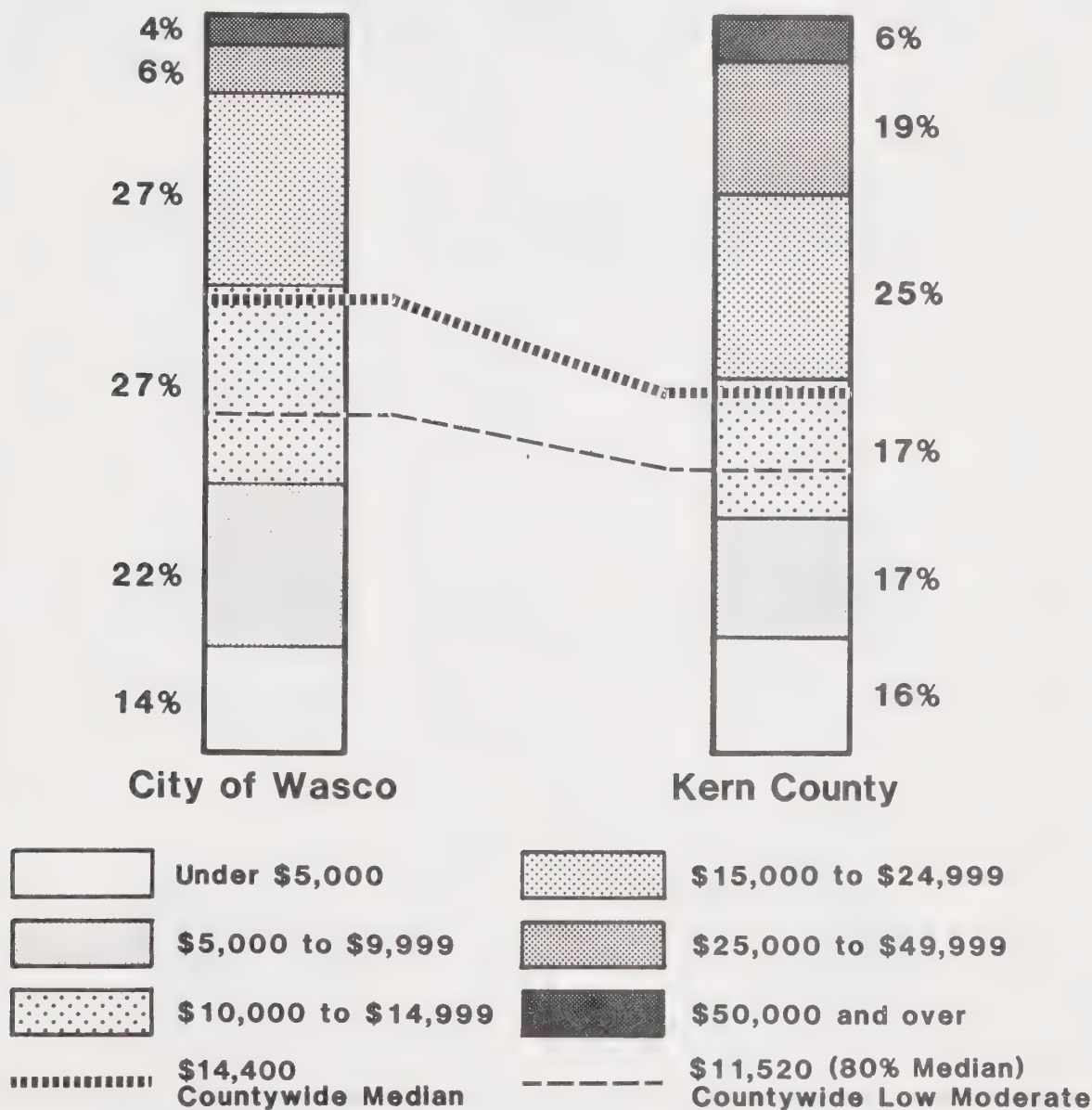


FIGURE 3-6 - HOUSEHOLD INCOME DISTRIBUTION, 1979

Housing Inventory

Trends in the development of the City's housing inventory are presented in Table 3-6, and show that since 1970 the average annual increase in the housing stock has been 56 units. Most of these were single-family and multi-family units, with only a few mobile homes. The total number of units has increased from approximately 2,500 in 1970 to almost 3,000 by the beginning of 1979.

Kern County experienced its highest gain in housing units in multiple family sector, followed by mobile home development and single-family development, respectively. This is comparable to the trends in the City of Wasco. The Kern County housing inventory is found in Appendix B.

TABLE 3-6
HOUSING INVENTORY TRENDS
City of Wasco
1970 - 1979

<u>Year</u>	<u>Housing Inventory</u>	<u>Type of Unit</u>			<u>Total</u>
		<u>Single-Family</u>	<u>Multi-Family</u>	<u>Mobile Home</u>	
1970	Total Units	2,151	309	20	2,480
	Occupied Units	N/A	N/A	N/A	2,391
	Population per Household				3.44
1976	Total Units	2,294	487	76	2,857
	Occupied Units	2,200	455	69	2,724
	Population per Household				3.28
1979	Total Units	2,359	511	100	2,970
	Occupied Units	2,232	470	90	2,792
	Population per Household				3.21
1970-1979	Housing Inventory Change				
	Total	208	202	80	490
	Annual Average ¹	24	23	9	56

N/A means not available.

¹Totals may not add due to independent rounding.

Source: U.S. Bureau of the Census; California State Department of Finance; Kern County Planning Department; Wasco City Planning Department; Urban Projects, Inc.

The average population per household is reflected in Table 3-6 on the preceding page. Household size in Wasco has declined somewhat, from a level of 3.44 in 1970 to a current level of 3.21 persons. This household size is still relatively high when compared to other areas in the county (many of which have fallen below the level of 3 persons per household). This reflects the growth in the Spanish sur-named population which tends to have larger families than do other segments of the population.

Figure 3-7 illustrates changes in housing inventory in Wasco and Kern County by type of unit as a percent of total housing supply. As can be seen, both the City and County have experienced significant increases in multi-family units, although single-family units remain the primary source of housing.

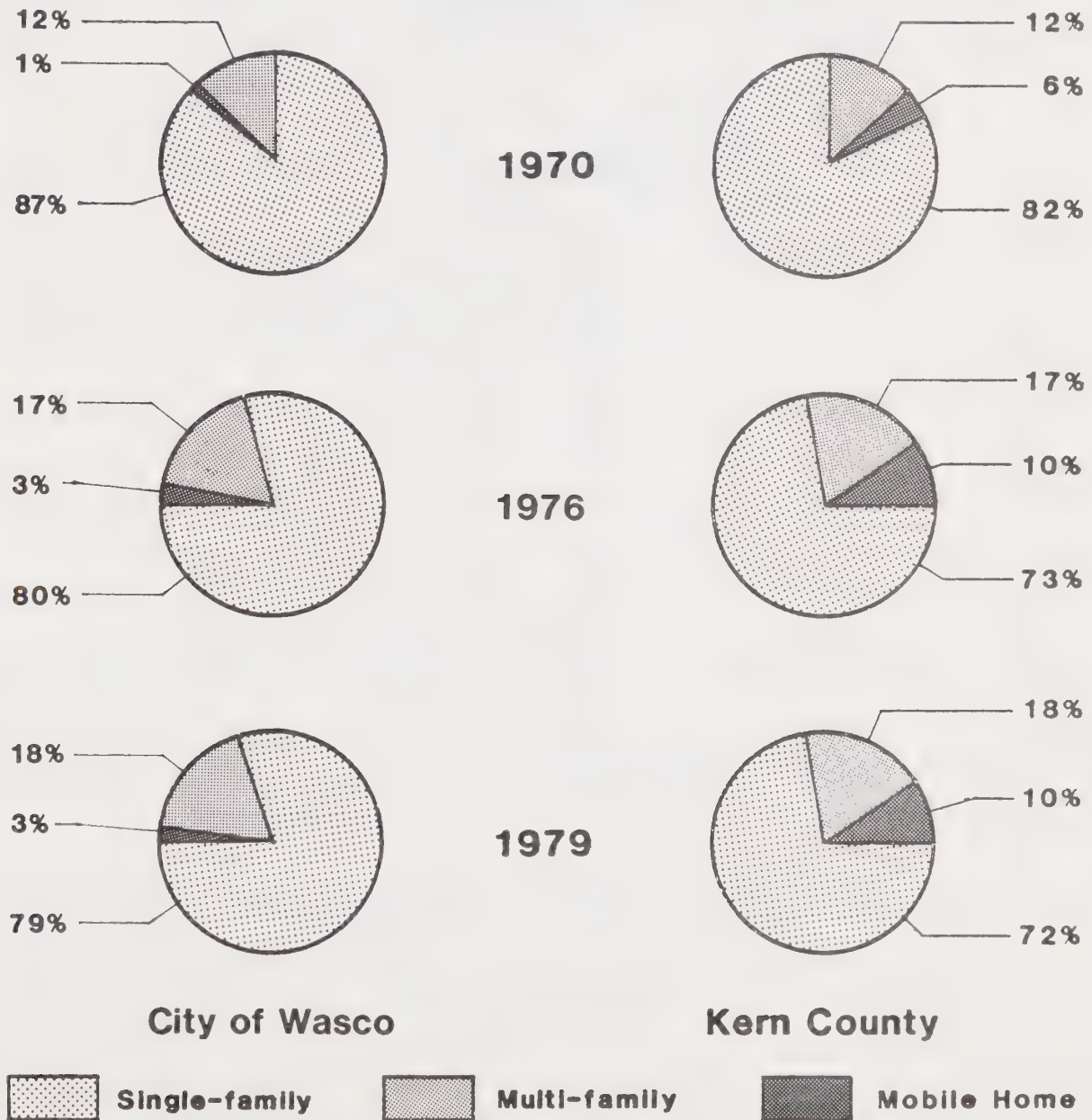


FIGURE 3-7 - HOUSING INVENTORY, WASCO AND KERN COUNTY

Building Permits

Recent trends in housing development in the City are reflected in the building permit history, shown in Table 3-7. Single-family units have been the principal type of residence constructed over the last four years in the City, representing approximately 62 percent of the total number of units permitted. Over the last four years, building permits have been issued for an average of 70 units per year.

By comparison to building permit history for overall Kern County, Wasco shows a higher incidence of the single-family unit development, and a significantly lower number of permits issued for mobile home development. Building permit history for the County is found in Appendix B.

TABLE 3-7
BUILDING PERMIT HISTORY
City of Wasco
1975 - 1978

<u>Year</u>	<u>Type of Unit</u>			<u>Total</u>
	<u>Single-Family</u>	<u>Multi-Family</u>	<u>Mobile Home</u>	
1975	62	46	---	108
1976	54	4	7	65
1977	15	24	12	51
1978	<u>44</u>	<u>5</u>	<u>8</u>	<u>57</u>
Total	175	79	27	281
Annual Average	43	20	7	70
Percentage Distribution	62%	28%	10%	100%

Source: Wasco City Planning Department

Vacancy Rates

Details on vacancies in the City of Wasco are shown in Table 3-8. This data shows a 4 to 5 percent overall vacancy rate of the City. This rate is considered "normal"; however, a majority of these units are under construction, second homes, or seasonal/migratory housing. Therefore, the actual vacancy rate is only about 2 percent. This indicates that the housing market is relatively tight in the City, and that potential residents may have difficulty in finding a place to live.

TABLE 3-8
ESTIMATED VACANCY DATA
City of Wasco
1976 - 1979

<u>Year</u>	<u>Number of Units</u>	<u>Type of Unit</u>			<u>Total</u>
		<u>Single-Family</u>	<u>Multi-Family</u>	<u>Mobile Home</u>	
1976	For Sale	14	-	2	16
	For Rent	<u>19</u>	<u>11</u>	<u>2</u>	<u>32</u>
	Available Vacant	33	11	4	48
	Percent of Total Units				1.7%
	Other Vacant ¹	<u>61</u>	<u>21</u>	<u>3</u>	<u>85</u>
	Total Vacant	94	32	7	133
1979	For Sale	25	-	3	28
	For Rent	<u>20</u>	<u>15</u>	<u>3</u>	<u>38</u>
	Available Vacant	45	15	6	66
	Percent of Total Units				2.2%
	Other Vacant ¹	<u>82</u>	<u>26</u>	<u>4</u>	<u>112</u>
	Total Vacant	127	41	10	178
	Percent of Total Units				6.0%

¹Includes units "under construction", "usual residence elsewhere", "second home", "seasonal", "migratory", and "other".

Source: California State Department of Finance; Kern County Planning Department; Local Realtors; Urban Projects, Inc.

Owner/Renter Distribution

The estimated distribution of occupied units by tenure is shown in Table 3-9. Presently, about 60 percent of the City's housing stock is owner-occupied. This ratio has increased since 1970 and is expected to remain constant or decline slightly over the next few years.

TABLE 3-9
OWNER/RENTER DISTRIBUTIONS
City of Wasco
1976 - 1979

<u>Year</u>	<u>Tenure</u>	<u>Number of Units</u>	<u>Percentage</u>
1976	Owner-Occupied	1,613	59.2%
	Renter-Occupied	<u>1,111</u>	<u>40.8</u>
	Total	2,724	100.0%
1979	Owner-Occupied	1,657	59.3%
	Renter-Occupied	<u>1,135</u>	<u>40.7</u>
	Total	2,792	100.0%

Source: California State Department of Finance; Urban Projects, Inc.

Price of Housing

The price of sales housing in Wasco appears to be rising at a rapid rate. According to sales data reflecting transactions in the fall of 1978, the average sales price of a three-bedroom unit was \$44,310 at that time. Prices range from a low of \$20,000 to a high of \$85,000; most sales were in the \$30,000 to \$50,000 range. There were thirteen sales in the \$30,000's, two in the \$40,000's and five in the \$50,000's.

By comparison, the average price of a previously-occupied three-bedroom unit in July, 1979 was \$53,978 (sample includes newspaper listings, only), an increase of 22 percent from the preceding fall. Discounting for the customary difference between asking prices and actual sales prices, the increase remains very substantial. In July, 1979, the listed prices ranged from \$39,950 to \$84,500; only one listed home was priced in the \$30,000's and most were in the \$40,000's and \$50,000's.

Very few larger homes either were sold in the fall of 1978 or advertised for sale in mid-1979. 1979 prices, from a very limited sample, were approaching the \$60,000 level.

During June and July, 1979, advertised rentals reflected monthly rental rates of \$150 to \$225 for two-bedroom houses; \$350 to \$375 for three-bedroom homes; and a range of \$200 to \$235 for studio, one-bedroom and two-bedroom apartments. Newly-constructed apartments coming to the market in the near future were advertised at rates of \$310-\$325 for two-bedroom units.

The table on page 3-20 illustrates typical development costs for single family and multiple family development in the City, and includes examples of both sales and rental housing.

The examples are included herein for illustrative purposes only, and are intended to outline the components of housing price and their relative magnitudes.

The examples are reflective of new housing prices in Wasco at the time of preparation of this Housing Element. The price components were derived from interviews with local realtors and developers, and from secondary data relative to sales and rental rates in the City.

It will be noted from the typical prices illustrated in the Table that new single family homes are expected to be priced at levels requiring annual household incomes of over \$25,000; new condominium units will require incomes of at least \$18,000 per year; and new rental units an annual income of over \$15,600. These price to income relationships assume that no more than 25 percent of household income is to be devoted to monthly housing costs.

Table 3-10 illustrates typical development costs for single family and multiple family housing, and includes examples of both sales and rental units.

The examples are included herein for illustrative purposes only, and are intended to outline the components of housing price and their relative magnitude.

The examples are reflective of prices for new units in Wasco as of the time of preparation of this Housing Element. The price components were derived from interviews with local realtors and developers, and from secondary data relative to sales and rental rates in the City.

It will be noted from the illustration that the typical new single family home in 1979-1980 was priced at the mid-\$60,000 level; this price level necessitates an annual family income of over \$25,000 if monthly payments for shelter are to remain within 25 percent of income and only 20 percent is put down.

At the time this Element was prepared, condominium development had not presented itself in the City. Were such developments to occur in Wasco, 1979 prices might typically be at the levels shown in the middle column of Table 3-10. In that example, a 1,200 square foot unit in a medium density development would sell for about \$55,000 as of the end of 1979. At this price level, a household needs to have an annual income of about \$22,000 if monthly costs are to be within 25 percent of income and a 20 percent downpayment is made.

The price of rental units, newly-constructed as of late 1979, in order to be competitive in the marketplace, must reflect very limited owner-developer profit and deferred return on equity investment. In other words, for new rental units to be developed, investors must take the view that their investments will appreciate over time in the form of valuation increases, rather than expecting cash return on equity. Were the latter view to be taken, and cash return expected, the rental rates necessary would be higher than the top of the rental market in the City. In addition, it should be noted that current market rents also necessitate that apartments be financed at only about 70 percent of cost.

TABLE 3-10

TYPICAL DEVELOPMENT COSTS AND HOUSING COSTS
CITY OF WASCO
1979 - 1980

	Single-Family ¹ Home (1,300 SF)	Medium Density ² Condominium (1,200 SF)	Medium Density ³ Rental Apt. (800 SF)
Land	\$ 7,000	\$ 4,160	\$ 4,160
Direct Construction Costs			
Site Preparation @ \$0.25/SF	\$ 1,725	\$ 726	\$ 726
Construction Cost	39,000 ⁵	36,000 ⁵	22,400 ⁶
Subtotal Construction Costs	\$40,725	\$36,726	\$23,126
Indirect Costs @ 15% Construction Exclusive of Financing	\$ 6,109	\$ 5,509	\$ 3,469
Subtotal Above Costs	\$53,834	\$46,395	\$30,755
Financing Costs			
Construction Financing ⁴			
Loan Fee (loan excludes land)	\$ 1,005	\$ 907	\$ 459
Interest (loan x % x 9 mos. x 50%)	2,452	2,211	1,119
Permanent Financing			
Loan Fee	NA	NA	459
Subtotal Financing Costs	\$ 3,457	\$ 3,118	\$ 2,037
Subtotal Development Costs	\$57,291	\$49,513	\$32,792
Profit @ 10% Retail	\$ 6,366	\$ 5,501	NA
Sales Price	\$63,657	\$55,014	NA
Developer Cash Equity	\$ 7,000	\$ 4,160	\$ 9,837
Required Annual Gross Rental Income ⁷	NA	NA	\$ 3,903
Required Monthly Rent	NA	NA	\$ 325

¹Assumes 6,900 SF lot in subdivision; indirect costs include fees at \$250⁺.

²Assumes 15 du/acre; 18,225 SF lot at \$25,000; indirect costs include fees at \$175⁺.

³Assumes 15 du/acre; 18,225 SF lot at \$25,000; indirect costs include fees at \$150⁺.

⁴Assumes construction loan at 13% plus 2 pts., permanent loans at 10.5%, 30 years, 2 pts.; construction and permanent loans = development costs less land for sale housing, 70% of development costs for rental housing.

⁵Assumes \$30/SF.

⁶Assumes \$28/SF.

⁷Assumes net operating income = 65% of gross and includes debt service, no initial re-return on equity.

Source: Urban Projects, Inc.

Unmet Housing Need

A major purpose of the Housing Element is to quantify the unmet housing needs of the community, both for the present time and for the near future (to 1985).

Generally, current housing needs can be defined as the cumulation (and accounting for statistical overlap) of the following:

- o The number of dwellings which are substandard and in need of rehabilitation.
- o The number of dwellings which are substandard and in need of replacement.
- o The number of dwellings in which the occupants are overcrowded.
- o The number of dwellings in which the occupants are paying a disproportionate share of their incomes for shelter.

The elements of existing housing need outlined above do not take into account the dynamics of population growth and operation of the housing market over time. Therefore, in order to quantify future housing needs, the following additional factors also must be calculated:

- o The need for additions to the housing stock generated by population growth and new household formations.
- o The need for additions to the housing stock to replace units normally removed by operations of the market and to provide for adequate vacancy rates.

The "unmet" housing need of a community then is defined as the sum of all of the above components to need which likely will not be met by the private marketplace acting alone or by existing housing program commitments. It is to provide policy and program direction to the fulfillment of these remaining "unmet" needs that the Housing Element is directed.

The following discussions quantify the elements of current and future unmet housing needs of the City.

Building Condition

The City of Wasco 1976 Special Census included an element relating to condition of the housing stock. Results of that survey are tabulated below:

TABLE 3-11
BUILDING CONDITION SURVEY
City of Wasco
1976 Special Census

<u>Building Condition</u>	<u>Number of Units</u>	<u>Percent</u>
Sound	2,355	86.45
Deteriorating	331	12.15
Dilapidated	27	.99
Inadequate Original Constr.	1	.04
Under Extensive Repairs	1	.04
No Response	1	.04
NEC	6	.22
NA	2	.07
	<u>2,724</u>	<u>100.00</u>

Source: City of Wasco Special Census, 1976

As shown above, slightly more than 13 percent of the housing stock was rated as being in deteriorating or worse condition in 1976. This compares with consistency to the results of a windshield structural survey undertaken in the latter part of 1978 by the Kern County Community Development Program Department utilizing the services of inspectors from the County Health Department. This later survey reported that about 12 percent of the total housing units (347 units) were in need of major rehabilitation or demolition. While the categories of deterioration used in the two surveys differ substantially from each other, the consistency of results supports the conclusion that a housing need resulting from substandard condition exists with respect to 12 to 13 percent of the housing stock.

Results of the Kern County survey may be obtained from the Community Development Program Department.

Ownership/Building Condition

Housing deterioration in Wasco is generally found in the areas indicated in Figure 3-8, which portrays the "clustering" of most incidences of deterioration in the City. Scattered units which need rehabilitation are found in other areas of the City. It should be noted that Figure 3-8 is based upon results of the Kern County windshield survey of structural condition, rather than the 1976 Special Census, due to the fact that the County survey was mapped, whereas the Census was not. Visual inspection of the community confirms locations indicated in Figure 3-8.

A spot check¹ of the relationship between housing condition and owner-occupancy rates indicates that the greater the degree of deterioration, the more likely it is that the unit is tenant-occupied. The sample analysis supporting this conclusion again is based upon results of the 1978 County windshield survey; in that sample, approximately 50 percent of dwellings classified by the County as needing only minor rehabilitation (of the type necessitated by minor deferred property maintenance, characterized by a visible need for painting and/or landscaping maintenance or improvement) were owner-occupied, whereas 28 percent of the units considered to need major repair were occupied by their owners and 11.4 percent of the units considered to be in need of replacement were owner-occupied. Overall, about 36 percent of all deteriorating units are estimated to be owner-occupied.

Many of the dwellings in need of major rehabilitation are located on multi-dwelling parcels which also include an owner-occupied unit. This situation occurs more frequently in the southerly area of the community than in the northerly sections. It is an important factor for consideration in the design of housing rehabilitation programs, due to the historically higher level of interest on the part of owner-occupants than absentee-owners in housing improvement program participation. It can be expected that such homeowners will have a measurable interest in upgrading the rental units on their properties at the same time they consider rehabilitation of their own units.

¹ Owner-occupancy data obtained from homeowner exemptions as shown on County Assessor Office property tax rolls.

LEGEND



DILAPIDATED (More than 50% of units require major rehabilitation or demolition)



MINOR REHABILITATION (25% or more of units require minor rehabilitation)



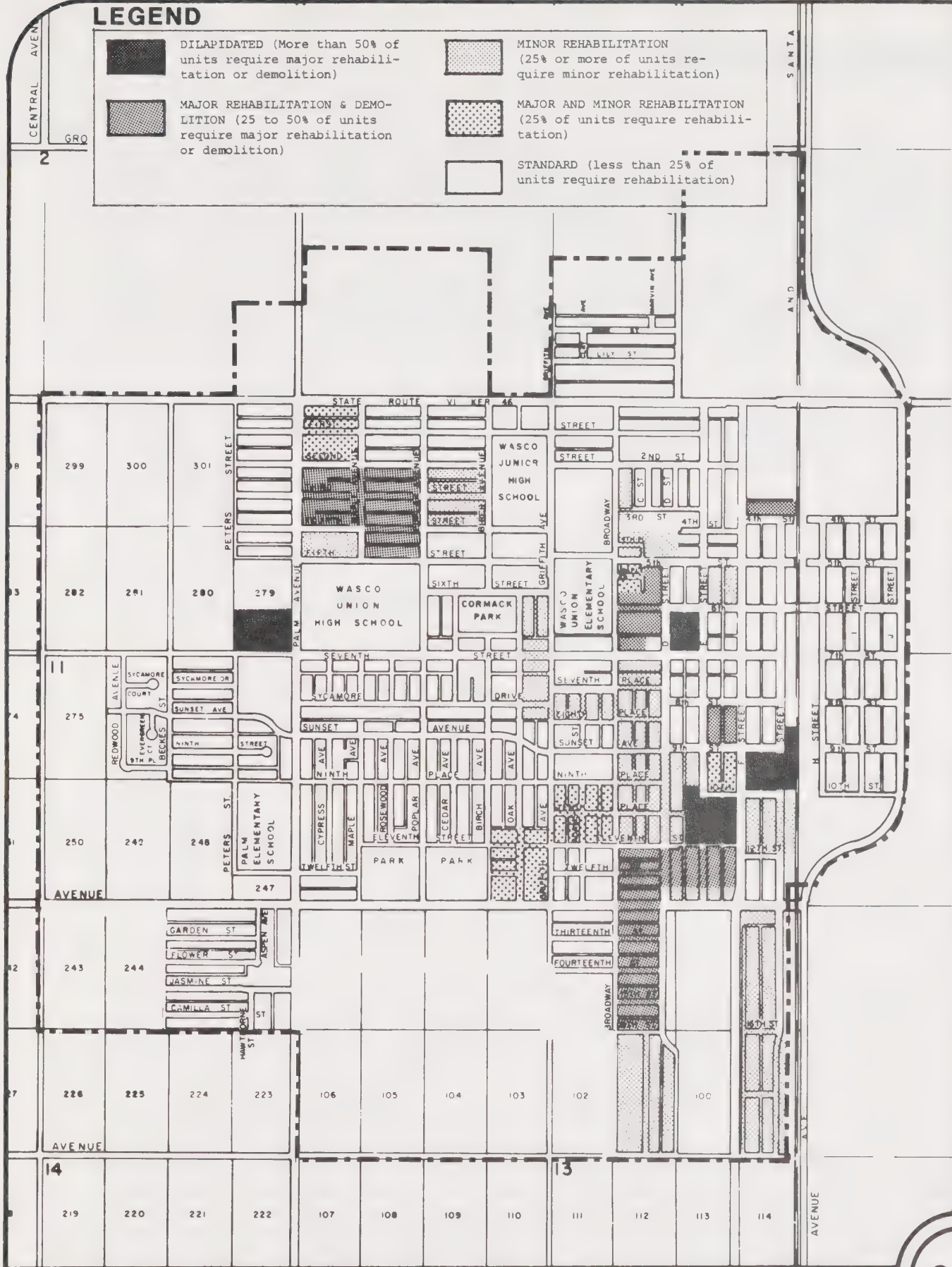
MAJOR REHABILITATION & DEMOLITION (25 to 50% of units require major rehabilitation or demolition)



MAJOR AND MINOR REHABILITATION (25% of units require rehabilitation)



STANDARD (less than 25% of units require rehabilitation)



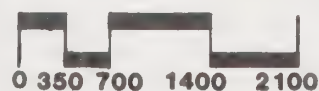
CITY OF WASCO HOUSING ELEMENT

HOUSING CONDITIONS

3-24

SOURCE: Kern County Community Development

SCALE:(in feet)



Prepared by:
EDAW Inc.

3-8



North

Overcrowding

Households with more than 1.01 persons per room are considered to be overcrowded. The current unmet housing need due to overcrowding in the City of Wasco is shown in Table 3-12 to be 10 percent of the total, or 279 households.

While 10 percent of the housing units in Wasco are overcrowded, throughout the County it is the case that a much higher percent of the population lives in overcrowded conditions than the percent of units which are overcrowded.

For the County as a whole, 9.2 percent of units are overcrowded but twice as great a percentage of the population, 18.3 percent, live in overcrowded conditions.

TABLE 3-12
HOUSEHOLDS WITH MORE THAN 1.01 PERSONS PER ROOM
City of Wasco
1979

	<u>Number of</u> <u>Households</u>	<u>Percent</u> <u>of Total</u>
Households Reporting More Than 1.01 Persons Per Room	279	10%

Source: U.S. Bureau of the Census; California State Department of Finance;
(1977 Special Census indicators) Urban Projects, Inc.

Overpayment

It has been customary practice in housing analyses for many years to utilize as a rule of thumb a standard that no more than 25 percent of household income should be spent for shelter. Most of the government-assisted housing programs have been based upon this rule (although it should be noted that in the economy of the late 1970s not only do most households actually pay a higher proportion of income for housing but lending institutions, in evaluating the ability of families to repay mortgage loans, also utilize a substantially higher rule of thumb in their assessments of ability to pay).

Utilizing the 25 percent of income standard, the following table presents the range of rental rates and sales prices which correlate to the income distribution of Wasco's population estimated for 1979.

TABLE 3-13
PRICE RANGE OF AFFORDABLE HOUSING
BY INCOME GROUP
City of Wasco
1979

<u>Income Group</u>	<u>Percent of Population</u>	<u>Affordable¹ Rental Rate</u>	<u>Affordable² Sales Price</u>
Under \$5,000	14%	Under \$104	Under \$13,038
\$5,000 to \$9,999	20%	\$104-\$208	\$13,038 to \$25,316
\$10,000 to \$14,999	26%	\$208-\$313	\$25,316 to \$37,594
\$15,000 to \$24,999	30%	\$313-\$521	\$37,594 to \$62,150
\$25,000 to \$49,999	7%	\$521-\$1,042	\$62,150 to \$123,540
\$50,000 and Over	4%	\$1,042 & Over	\$123,540 and Over

¹ Assumes rent equal to 25% of gross income

² Assumes 20% down, 10.5% interest, 30-year term; principle interest, taxes and insurance included in monthly payment; monthly payment equal to 25% of gross income.

Source: Urban Projects, Inc.

A comparison of housing cost data previously presented with the estimates of affordable housing costs outlined above indicates that in the 1979 housing market, a household without more than a twenty percent downpayment must have an income of over \$15,000 per year in order to purchase the lowest-priced, pre-

viously-owned housing in the City. As of July, 1979, in order to find several available units at prices considered affordable under the 25 percent of income rule, a home-seeking household's income needed to be at least \$18,000 to \$20,000 per year. These statistics indicate over 60 percent of the City's population is priced out of the sales housing market, assuming that no more than a 20 percent downpayment is available.¹

The prevailing prices of market-rate, newly-constructed housing require even higher incomes. For the average \$62,000 - \$63,000 house to be affordable with a 20 percent downpayment, a family needs to earn over \$25,000 a year if the monthly payments are to remain within 25 percent of that family's income. Only 11 percent of the City's population is estimated to have 1979 incomes above the \$25,000 mark.

With respect to rental housing, the prevailing rental rates for the average two-bedroom unit (\$225 to \$235 per month) necessitate an annual income of over \$10,000, if rent is not to exceed the 25 percent of income rule of thumb. According to statistics about income distribution of the community, about 34 percent of the population has annual incomes of less than the amount required to support this average two-bedroom unit. To afford one of the few three-bedroom units available in the marketplace, a household would have to earn about \$16,800 per year.

These figures indicate that a very substantial proportion of the population cannot afford to move to different sales or rental units within the community without paying more than the traditional 25 percent of income for shelter.

Households paying more than 25 percent of their income for shelter represent a current unmet housing need due to overpayment. Table 3-14 shows that 12 to 13 percent of the households in the lower income groups in Wasco (under \$10,000 per year) fall into the overpaying category. Overall, less than 10 percent of the households in the community are identified as overpaying for housing, which is lower than is the case in most communities in the County. Figure 3-9 illustrates the proportion of the 210 households which are overpaying according to the income categories within which they are found.

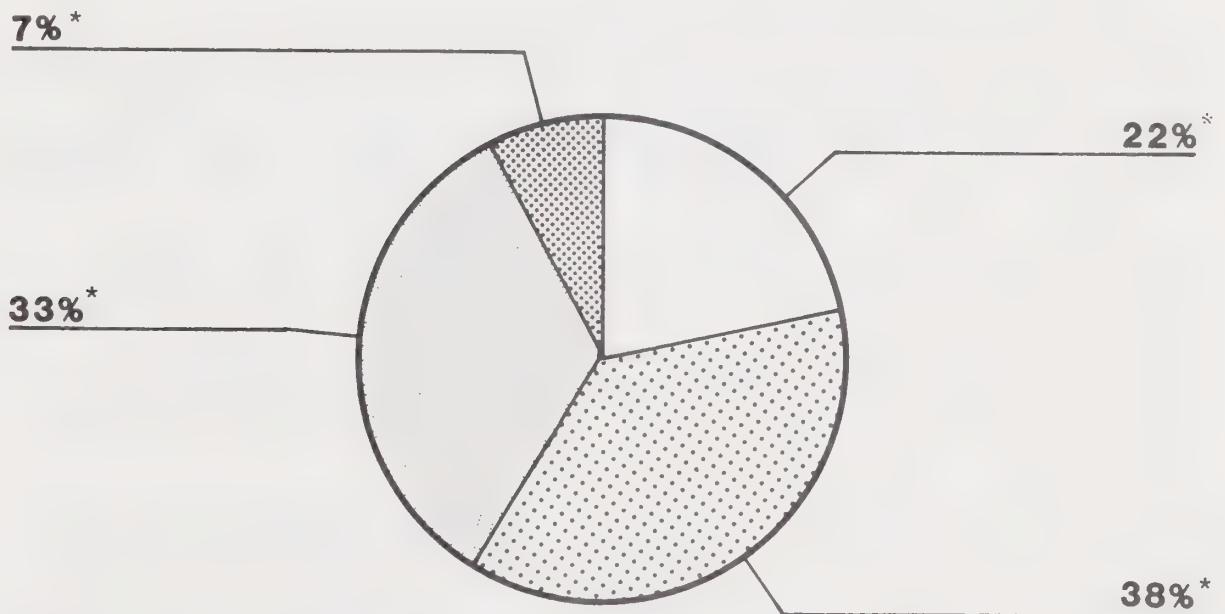
¹ Approximately 60 percent of Wasco households currently are homeowners. It can be expected that some have more equity in their existing units than indicated above. Therefore, this estimate should be considered theoretical in nature.

TABLE 3-14
HOUSEHOLDS PAYING MORE THAN 25 PERCENT
OF INCOME FOR HOUSING
City of Wasco
1979

<u>Income Group</u>	<u>Percent Of Total</u>	<u>Number of Households</u>
Under \$5,000	12%	47
\$ 5,000 to \$ 9,999	13	80
\$10,000 to \$14,999	9	68
\$15,000 to \$24,999	2	15
\$25,000 to \$49,999	---	---
\$50,000 and Over	---	---
Average	9%	210

Note: Due to the structure of the Census, it was not possible to directly correlate overpayment to tenure.

Source: U.S. Bureau of Census; California State Department of Finance; and Urban Projects, Inc.



* Represents percent of total households overpaying for shelter in Wasco.



FIGURE 3-9 - OVERPAYMENT BY INCOME GROUP

Special Housing Needs

The preceding discussions have quantified elements of existing housing needs within the community. It also is important to a comprehensive assessment of Wasco's housing situation to qualify certain additional characteristics of housing need and to identify special housing needs if they exist.

The disparity between current housing prices and the price levels residents can afford has been detailed in preceding material.

The suitability of the current housing supply to other than price criteria is indicated by the characteristics of units available in the marketplace.

During the months of June and July, 1979, when a sample survey of newspaper advertisements was undertaken, only four one-bedroom or efficiency apartments were advertised, and only one two-bedroom sales unit was listed. This data gives a rough indication that smaller dwellings are in short supply within the community. This limited availability creates a special housing need for senior citizens, those in the pre-retirement age group, young single adults and newly-formed families seeking independent quarters for the first time.

A similar situation occurs with respect to larger-than-average sized units. During the sample period, only two three-bedroom houses were listed for rent and no apartments of that size appeared in ads. Only one four-bedroom sales unit was listed in the press.

This data relative to larger housing units is particularly important to Wasco's housing needs, since the City's average household size is quite high, indicating the presence of many large families. From the sample data, it can be concluded that large units suitable to the needs of such families generally are not available in adequate numbers to meet the needs of the community.

Finally, there appears to be no measurable supply of housing suitable to the needs of handicapped persons within the community. This is true with respect both to older, disabled persons who are single householders or members of small families, and to handicapped persons who are members of younger and larger families.

It is estimated that approximately 2.5 percent of the population of each community in California are physically handicapped or disabled.¹ Included in the definition used to derive this figure are those who are legally blind, those who are deaf, and those who need assistance in getting around. This particular definition is the most relevant to housing needs, as it corresponds more closely than most to special physical features in housing, such as ramps, wide doorways, lowered kitchen and bathroom fixtures, and the like.

According to data generated by the State of California Departments of Mental Health and Rehabilitation, approximately 9,095 Kern County residents were estimated to be physically disabled in 1977.² This figure represents about 2.5 percent of total County population in that year.

The Department of Rehabilitation further reports that disabled persons generally are found rather uniformly dispersed throughout the population, and are not found clustered geographically.

Applying the 2.5 percent approximation, then, to the City's 1979 estimated population, it can be projected that about 225 City residents are physically disabled. It also can be assumed that many of these persons are in need of special housing features such as those outlined above, that many are of low- and moderate-income, and that the disabled population includes members of family groups as well as the elderly.

In addition to the needs of the physically disabled and handicapped persons discussed above, female-headed households, the elderly and large families also constitute persons with special housing needs. For a breakdown of those needs (for low- and moderate-income persons only), refer to Appendix G. Programs which address those needs are found in Chapter 4.

¹ State Department of Rehabilitation; State Department of Mental Health.

² State Department of Rehabilitation; State Department of Mental Health.

Summary of Current Unmet Need

In summary, the current unmet housing needs of the Wasco community are comprised of the following:

- o 331 dwellings are substandard and in need of rehabilitation
- o 28 dwellings are substandard to the degree that they cannot be rehabilitated
- o 279 households are overcrowded
- o 210 households are paying more than 25 percent of their incomes for shelter

Further qualification of the nature of special housing needs produced the following considerations:

- o Without substantial downpayments, households earning less than \$18,000 per year generally cannot purchase existing housing within the community; this income level is equivalent to about 125 percent of the estimated 1979 County median income and 145 percent of the City's estimated 1979 median income.
- o In order not to pay more than 25 percent of income for shelter, a household must earn at least \$10,000 per year to afford the average two-bedroom rental in the City; this income level is equivalent to about two-thirds of the 1979 County median and 80 percent of the estimated 1979 City median.
- o Over 60 percent of the population have incomes below the \$18,000 level and about 24 percent of the population earns less than \$10,000 per year
- o Senior citizens, the pre-retirement age group, singles and young couples will find it difficult to obtain small sized rental or sales units, especially at prices they can afford.
- o Large families, including those who are minorities, will find it difficult to secure large rental or sales units or to afford them.
- o Housing suitable to the special needs of disabled and handicapped persons is not generally available within the community.

A substantial degree of overlap is estimated to exist with respect to units which are substandard, units which are overcrowded and units which are occupied by households paying more than one-fourth of their incomes for shelter. No accurate data exists to scientifically determine the degree of overlap. It usually is the case, however, that most substandard housing is occupied by households with low and moderate incomes and that most of the households in a community paying more than 25 percent of their incomes for shelter also have low or moderate incomes. Thus it is reasonable to assume a very high rate of overlap between substandard units and overpayment. In addition, it also usually is the case that overcrowded units are occupied by low- and moderate-income households and that many of a community's overcrowded units are substandard in condition as well; another area of overlap is indicated.

In sum, the nature of overlap among the elements of current housing need points out two things:

1. Generally, households with low and moderate incomes face housing problems which are multi-faceted in character; and
2. The total of current housing needs (quantity) tends to be far less than the cumulation of the elements of that need.

For Wasco, it is estimated that currently-unmet housing needs exist with respect to almost 430 households, all of whom currently reside in the City. This figure is the sum of all substandard dwellings (per the 1976 Special Census count) plus one-third of the households paying more than 25 percent of their incomes for shelter. It has been assumed that the remaining overpaying households, and those which are overcrowded, are part of the overlap.

Estimates of the income levels of these households will be found in the column entitled "Existing Needs: 1979" of Table 3-16, page 3-38. Estimates of these currently-unmet housing needs by tenure (i.e., owner or renter) have been made on the basis of the ownership characteristics of substandard housing in the community, modified by an even distribution of tenancy for the overpaying households. These estimates also will be found in Table 3-16.

Projected Need

Housing demand projections for the City of Wasco are presented in Table 3-15. As indicated, population per household is expected to continue to decline slowly from the current level of 3.21 persons to a 1985 level of about 3 persons. The units needed to house the population are expected to increase from approximately 2,800 in 1979 to more than 3,200 by 1985. The historical vacancy rate in the City has been relatively low, and this is expected to continue in the future. The total number of units needed (including an allowance for vacancy and demolition) is expected to increase from approximately 3,000 in 1979 to about 3,080 by 1985. This represents an increase of almost 400 units over the 5 year period from 1980 to 1985, or about 80 units per year.

The housing demand projections for the City are based on the population forecasts presented earlier. As previously mentioned, the population projections take into account the proposed development of a large number of new housing units within the City limits.

TABLE 3-15
HOUSING DEMAND PROJECTIONS
City of Wasco
1979 - 1985

	<u>1979</u>	<u>1980</u>	<u>1985</u>
Total Population	8,972	9,050	9,750
Household Population	8,962	9,040	9,740
Population per Household	3.21	3.17	3.00
Occupied Units Needed	2,792	2,852	3,247
Vacancy/Demolition Allowance ¹	6%	6%	5%
Total Units Needed	2,970	3,049	3,437
	<u>1979-1980</u>		<u>1980-1985</u>
	Annual		Annual
	<u>Total</u>	<u>Average</u>	<u>Total</u> <u>Average</u>
Demand for Additional Housing	79	79	388 78

¹Includes "other" vacant not available for sale or rent.

Source: Urban Projects, Inc.

The distribution of demand by owner/renter classification and by income group is estimated in the column entitled "Incremental Demand (Need): 1979-85" of Table 3-16. The distribution of demand by income/price class is based upon estimates of household income distributions in 1980, with adjustments made for the approximate variation between homeownership and rental housing demand as tends to occur as incomes change over time.

Total Housing Need

Table 3-16 cumulated current housing needs and projected future demand, estimates additions to the housing supply, and then calculates the extent to which anticipated supply will or will not meet the cumulative need (demand).

Data used to project the nature and price range of additions to the housing stock was compiled from interviews with local developers, the Farmers Home Administration, the U. S. Department of Housing and Urban Development, and officials of the City of Wasco.

Estimated additions to the housing supply include units under construction at the time of preparation of this Housing Element, units for which funding commitments had been made or seemed reasonably assured, and units in the pre-construction states for which there was a reasonable certainty that development would occur by the end of 1985. These projections are shown in the column entitled "Incremental Supply: 1979-85" of Table 3-16.

As shown in the table, housing supply is expected to outstrip projected new demand during the period under study. It is anticipated that almost 800 new units will be built, if most of the currently-planned projects proceed as scheduled. During the same period, projected new demand totals almost 500 units. If these projections prove true over time, the current pressures within Wasco's housing market will be alleviated.

It is anticipated that a substantial number of new units will be built which will be suitable to the needs of low- and moderate-income households. Included in the table are the following subsidized or otherwise assisted projects:

- o 90 units of ownership housing financed through the Farmers Home Administration Section 502 Program; half of these units have been projected to serve the needs of very low income families and half to be occupied by lower-income families.
- o 40 units of sales housing for which a California Housing Finance Agency Limited Mortgage Assistance designation had been obtained at the time this Element was prepared; it has been assumed that with below-market rate home purchase mortgage money made available through that program, about 20 percent of the units will be occupied by families of lower-income and 80 percent by families of moderate income.
- o 154 rental units to be financed and assisted with the FmHA Section 515 rental housing program, of

which 90 units are to be for the elderly; it is estimated that 50 percent of each type of Section 515 unit will serve the needs of very low income households, with the remainder being occupied by households of lower-income.

- o nine rental units under construction which are specifically designed to meet the needs of the farm labor population, financed and assisted by the Farmers Home Administration.
- o 80 units of privately-developed Section 8 rental housing for families for which preliminary project approval had been made by the U. S. Department of Housing and Urban Development at the time this Element was prepared; again, a 50% - 50% distribution between very low income and lower-income occupants was assumed.
- o 47 units of conventionally financed sales units under construction at the time this document was prepared, for which the City of Wasco has assisted in the lower of development costs through the contribution of excess dirt from City-owned property to meet fill requirements of the site; it is anticipated that these units will be produced at prices affordable by moderate-income families.

Due to the large number of subsidized and locally-assisted units now under construction, recently completed and committed for development in the City, the incremental supply of dwellings suitable to the needs of low- and moderate-income households will substantially outstrip the number of such new households expected to become part of the City's population. As a result, a net reduction in total housing need is made in all applicable income ranges. The availability of such housing will go far to alleviate the need of current residents for alternative and affordable housing, as well. The last column of the table, entitled "Cumulative Need: 1985", illustrates this result.

The statistical analysis shows that most of the remaining unmet housing need by 1985 will be in the renter household category. It should be remembered that a major portion of the current unmet need accrues to homeowner rehabilitation needs, as well as to rental unit rehabilitation needs. Thus, while the number of new units to be constructed during the period through 1985 will statistically reduce these needs, in reality the needs of households which relate to dwelling condition will not be substantially altered by the spillover effects of anticipated new construction. Chapter 4 of this document will address itself to the reality of that unmet housing need.

It also is important that the special housing needs of the handicapped and disabled, large families and non-elderly small families be incorporated insofar as possible in forthcoming development plans, if that portion of the City's total housing need is to be met.

TABLE 3-16

PROJECTED FUTURE HOUSING NEEDS
1979 - 1985City of Wasco

	<u>Existing Needs: 1979⁴</u>			<u>Incremental Demand (Need): 1979-85</u>			<u>Incremental Supply:⁵ 1979-85</u>			<u>Incremental Shortfall (Oversupply): 1979-85</u>			<u>Cumulative Need: 1985⁷</u>		
	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Very Low Income ¹	118	190	308	6	107	113	45	126	171	(39)	(19)	(58)	79	171	250
Lower Income ²	40	65	105	24	77	101	53	117	170	(29)	(40)	(69)	11	25	36
Moderate Income ³	6	10	16	83	30	113	79	150	229	4	(120)	(116)	10	(110)	(100)
Other	-	-	-	132	8	140	171	50	221	(39)	(42)	(81)	(39)	(42)	(81)
Total	164	265	429	245	222	467 ⁶	348	443	791	(103)	(221)	(324)	61	44	105

¹ Defined as households having annual incomes at or below 50% of the County estimated 1980 median income of \$15,500; affordable monthly rent at 25% of income is \$0 - \$161; affordable purchase price of ownership housing is \$0 - \$19,790.*

² Defined as households having annual incomes from 50% to 80% of the County estimated 1980 median income of \$15,500; affordable monthly rent at 25% of income is \$161 - \$258; affordable purchase price of ownership housing is \$19,790 - \$31,209.*

³ Defined as households having annual incomes from 80% to 120% of the County estimated 1980 median income of \$15,500; affordable monthly rent at 25% of income is \$258 - \$388; affordable purchase price of ownership housing is \$31,209 - \$46,434.*

⁴ Combined total households currently living in substandard units, households currently overcrowded and households currently paying more than 25% of income for shelter reduced by 50%.

⁵ Includes private Section 8 development and FmHA units.

*Affordable purchase prices assume 25% of income is devoted to monthly payments, which include amounts for principal, interest, taxes and insurance; prices also assume 20% downpayment, loan interest at 10.5%, loan term of 30 years.

TABLE 3-16 Continued

⁶The Regional Housing Allocation Plan estimates that 455 new units will be needed during the period 1980-1985; this is an average annual rate of 91 units.

⁷Figures shown in the "total" line in this set of columns should not be taken literally, as they reflect the impact of housing production at higher income levels on total needs. Rather, attention should be directed to the projection that significant progress is expected as a result of housing production programs in meeting the needs of lower-income and moderate-income households, but that the number of households in the very low income classification having unmet housing needs is projected to be only slightly lower in 1985 than it was in 1979.

Source: Urban Projects, Inc.

4

Housing Program

The housing needs defined in the preceding chapter, plus the constraints to housing provision identified in Chapter 6, have been analyzed and now combine to provide the basis for the program strategy developed in this chapter.

As specified in the Housing Element Legislation, the program strategy includes goals, objectives and policies which support the overall program design. The goals, objectives and policies are statements which should continue to be valid over time, regardless of program availability or funding availability.

Throughout this chapter and other portions of the Housing Element, terminology is used which is germane to this particular planning effort. Specifically, the terms goal, objectives, policies, program initiator, program implementor and time frame are used extensively in the following chapter. To assist in the interpretation and understanding of the program strategy, the following definitions serve as a guide to the use of these terms as they relate to this section of the Housing Element. Additional terminology and accompanying definitions used throughout this document can be found in Appendix D.

- o Goal: A goal is an ultimate purpose or end toward which effort is to be directed. As a value statement, it is general in nature and immeasurable.
- o Objective: An objective is a statement of intent or point to be reached, often expressed with respect to time and in measurable terms.
- o Policy: A policy (as a specific statement) is a guide to action, implying clear commitment.

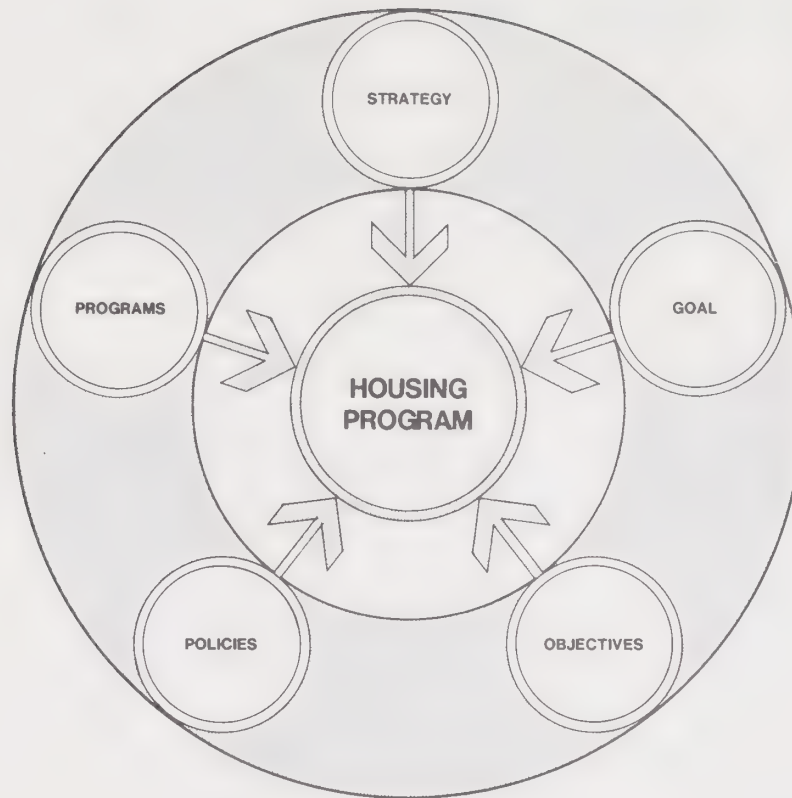


FIGURE 4-1 - COMPONENTS OF THE HOUSING PROGRAM

- o Program Initiator: The program initiator is the private individual, governmental agency, non-profit organization or other entity responsible for developing or defining program parameters.
- o Program Implementor: The program implementor is the private individual, governmental agency, non-profit organization or other entity responsible for carrying out or fulfilling program requirements.
- o Time Frame: Specifically, time during which each specified program should be developed and implemented.

In the comprehensive program strategy developed in this chapter, the objectives, policies and programs have been divided into three categories: construction of new units, rehabilitation of units, and conservation of units. In this chapter these categories and all associated discussions are organized in the following numerical sequence:

1. New Construction
2. Rehabilitation
3. Conservation

Goal and Objectives

The preceding Chapter of this Housing Element quantified and characterized the City's current and projected housing needs. This Chapter will set forth appropriate and achievable responses to those identified needs.

The following statement of Wasco's housing goal is intended to provide a framework for the housing program detailed in this part of the Housing Element:

GOAL: To provide a sound climate that will enhance and give incentive for development of sound, affordable housing in a safe and satisfying environment for residents in the City of Wasco.

The following objectives are intended to provide an overall framework for efforts to meet the City's goal. They reflect the priorities of the City Council, Planning Commission, Citizens Advisory Committee and the community at the time of adoption of this Element. They will be evaluated periodically to assure their continued applicability to Wasco's housing problems and needs, and will be modified as necessary to be responsive to changes in the nature of housing needs.

Objective 1: To provide a sound climate that will enhance and give incentive to increase the supply of sound housing at prices affordable by all segments of the community through the construction of an annual average of 90 to 100 units over the next five years. Projections indicate that this level of production will be more than met if all planned projects proceed to completion. It is the City's objective to support the achievement of this production goal in such a manner as to encourage the development of an economically balanced housing stock.

Objective 2: To provide a sound climate that will enhance and give incentive to the private segment of the community including but not limited to homeowners, developers, contractors, etc., to increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of existing dwelling units. About 330 dwellings are estimated to be in need of improvement. Recognizing that many owners of such units need financial and technical assistance if they are to rehabilitate their properties, and recognizing that sources of funding for these purposes are limited, it is the City's objective to pursue the capture of financial resources sufficient to support rehabilitation of between 65 and 70 units, or one-fifth of this housing stock, over the next five years.

Objective 3: To maintain the supply of sound housing in the City through conservation of the currently sound stock as well as newly-constructed and rehabilitated units.

A policy framework has been developed to guide decision-making and actions intended to meet the objectives outlined above. This policy framework represents the City's priorities, and is based upon a careful assessment of the nature and seriousness of housing problems and needs of the City. In order to assure that the policies are continually consistent with local priorities and the nature of housing needs as they change over time, the policies will be evaluated periodically and modified as appropriate by the City Council, with the assistance of the Planning Commission and the Citizens Advisory Committee.

A series of specific program responses to the identified housing needs has been formulated within the framework set by the policy statements. These programs are intended to set forth the nature of activity or action which the City views as appropriate to its needs and priorities. Programs, and the financial resources available to support them, tend to change over time. It is likely that the specific programs available at the time of adoption of this Housing Element will be modified during the five-year period to which this document directs its attention. Therefore, the programs detailed in the following material are meant to indicate the general methods by which the City's housing needs may be addressed. They are not intended to limit the specific program responses which may be employed over the next five years.

The policy framework and program responses are interrelated. They are presented in tandem in the following discussions, grouped according to the objective which they support.

New Construction Policies

OBJECTIVE 1

To provide a sound climate that will enhance and give incentive to increase the supply of sound housing at prices affordable by all segments of the community. It is estimated that 90 to 100 units per year will be needed to meet the housing demand over the next five years.

Policy 1.1: Encourage the private development of additional sales and rental housing units suitable to the needs of lower-income, moderate-income and higher-income households.

Policy 1.2: Support the private sector in its efforts to meet the housing needs of all economic segments of the community.

Policy 1.3: Where necessary to the production of housing suitable to the needs of all community residents, and where financially and administratively feasible, provide incentives to the private sector which facilitate the construction of a price-balanced housing stock within the City.

Policy 1.4: Encourage the use of such favorable home purchase financing techniques as might become available through public and private agencies and institutions.

Policy 1.5: Promote the development of additional housing units in areas where residential use is consistent with land use patterns as established by the City's General Plan.

Policy 1.6: Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.

New Construction Programs

Table 3-16, found in Chapter 3, projects that 455 to 467 units will be needed over the five-year term of this Housing Element if Wasco's housing stock is to meet demand created by population growth and new household formations. The Table demonstrates how this demand can be segregated into various price levels corresponding to the income levels of the anticipated new population. The Table also shows that if all of the development anticipated at the time this Element was prepared were to be completed, all of the demand would be met, and, in addition, inroads would be made toward meeting some of the unmet demand in the City which existed at the time this document was prepared.

Demand for new housing units comes from sources in addition to population growth. Some of the demand for new units will derive from households wishing to upgrade the condition of their dwellings by moving to new ones; approximately 330 Wasco units are estimated to be in need of rehabilitation. Another segment of demand will accrue to households seeking new quarters in order to alleviate overcrowded conditions in their existing units; about 280 Wasco households are estimated to be overcrowded. Further demand for new units will come from those now living in dwellings which, by reason of age and condition, are too deteriorated to be saved and which need replacement; it is estimated that about 28 units need replacement. Finally, demand for new housing will come from households which now pay a disproportionate share of their incomes for shelter and who would seek alternative accommodations if affordable choices were available to them; it is estimated that approximately 210 households currently pay more than 25 percent of their incomes for shelter.

The housing production programs included in this section of the Housing Element are primarily directed to stimulating new housing construction at prices and rents affordable to those who cannot compete in the conventional marketplace. They are designed to address production needs created by population growth as well as to provide alternative housing choices to those households with current housing needs as outlined in the preceding paragraph.

Program 1.a: HUD Section 8 Housing Assistance Payments Program
(or Successor Programs)

This program of the U. S. Department of Housing and Urban Development provides rent subsidies to enable lower-income households to occupy newly-constructed rental housing without having to pay more than 25 percent of their incomes for shelter. Developments may be privately built, owned and managed, or they may be developed by local housing authorities. Units may be either for families or for the elderly.

Privately-developed projects which receive Section 8 funding commitments also tend to receive favorable long-term financing. This works to lower the amount of subsidy needed to make the development's rental structure suitable to the needs of lower-income households.

The City of Wasco will encourage those private developments which take advantage of Section 8 assistance payments, and will support potential HUD approval of project proposals which are appropriately located, consistent with the City's portion of the Kern County Housing Assistance Plan, and consistent with definitions of the City's housing needs as they change over time.

The City will welcome from County, State or Federal sources the technical assistance to potential developers which may be needed to facilitate HUD approval of project proposals within the City.

- o Program Objective: To increase the supply of rental housing suitable to the needs of low- and moderate-income households.
- o Program Initiator: Private developers; the City Planning Department will advise potential developers about the suitability of sites, and will support efforts to substantiate the housing needs of the community by making readily available relevant data such as is contained in this Housing Element.
- o Program Financing: U. S. Department of Housing and Urban Development (HUD).
- o Program Implementor: HUD and private developers.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.5.

Program 1.a(1): Section 8 Program for Elderly and Handicapped (or Successor Programs)

The City wishes to specifically address its identified need for housing suitable to the physical and financial needs of senior citizens and handicapped or disabled persons. Therefore, this variation of Program 1.a is included separately in this Housing Element.

Rental housing for the elderly and handicapped may be developed in the same manner as described in Program 1.a; the City of Wasco will encourage the private development of such projects under the same circumstances described above with respect to Program 1.a.

Units for the elderly and disabled also may be developed by private, non-profit sponsors; such developments may take advantage of very favorable mortgage financing through HUD's Section 202 Direct Loan Program. The Section 8 program and the Section 202 mortgage financing program may be used in combination with each other in order to more readily serve the needs of lower-income elderly and handicapped households. The City of Wasco encourages the efforts of such non-profit sponsors to bring affordable rental housing for elderly and handicapped persons to the City.

- o Program Objective: To increase the supply of rental units designed to meet the needs of senior citizens and disabled persons who are of lower-income.
- o Program Initiator: Private developers or non-profit sponsors; the City Planning Department will assist such potential developers in the manner described in Program 1.a.
- o Program Financing: U. S. Department of Housing and Urban Development (HUD).
- o Program Implementor: HUD, private developers and/or non-profit sponsors.
- o Time Frame: 1983 - 1985 (recognizes HUD priority for family housing at the time of adoption of this Element).
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.5.

Program 1.b: HUD Section 235 Homeownership Program

This program of the U. S. Department of Housing and Urban Development provides interest reduction payments to mortgage lenders to enable lower-income families, the elderly and the handicapped to purchase newly-constructed or rehabilitated ownership housing, including single family dwellings, condominium units and mobile homes in mobile home subdivisions. Required downpayments are low and interest rates as low as four percent. Subdivisions and condominium developments may receive advance commitments for Section 235 financing for potential homebuyers.

Maximum purchase prices permitted at the time this Housing Element was prepared were lower than the prevailing prices of new ownership housing in the City. Price limits at that time were \$38,400 for a three-bedroom unit and \$45,600 for a four-bedroom unit.¹ It may be possible, however, for interested developers to structure portions of their projects so as to produce units within these price ceilings. The City supports and encourages such interested parties in their efforts to contribute to a balanced housing stock in the City of Wasco, so long as the need for such units exists.

- o Program Objective: To increase the supply of ownership housing available to and affordable by lower-income households.

¹These price limits may be raised in FY 1982-83.

- o Program Initiator: Private developers; the City would welcome the provision of technical assistance to such developers from County, State, Federal or other appropriate sources.
- o Program Financing: U. S. Department of Housing and Urban Development (HUD).
- o Program Implementor: HUD and private developers.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.5.

Program 1.c: Farmers Home Administration Section 515 Rental Housing Program

The Farmers Home Administration provides long-term financing and rental assistance payments on behalf of lower-income households to developer/operators of new rental housing. Units produced as a result of this program may either be for families and for the elderly and handicapped. Section 8 housing assistance payments may also be used in FmHA-financed rentals.

The City of Wasco is included as an eligible locality for FmHA financing. Several developments underway in the City or planned for development are expected to take advantage of this program.

The City supports and encourages the activities of developers utilizing this program as a means of creating a sound and price-balanced housing stock within the community, so long as the need for such units exists.

- o Program Objective: To increase the supply of rental housing available to and affordable by lower-income households.
- o Program Initiator: Private developers.
- o Program Financing: Farmers Home Administration (FmHA).
- o Program Implementor: FmHA and private developers.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.5.

Program 1.d: Farmers Home Administration Section 502 Home-ownership Program

The Farmers Home Administration provides direct loans for the purchase, relocation, or rehabilitation of ownership housing to lower-income households at interest rates as low as one percent

and with downpayments as low as zero percent of cost. Subdivisions may secure pre-commitments of Section 512 financing for eligible potential buyers. The program also provides for "self-help", in which cases buyers contribute the housing cost reduction by performing part of the required labor.

Several developers active in the City have secured Section 502 financing for their projects. The City supports and encourages these efforts to contribute to added availability of sound units affordable by lower-income residents, so long as the need for such units exists.

- o Program Objective: To increase the supply of ownership housing available to and affordable by lower-income households.
- o Program Initiator: Private developers.
- o Program Financing: Farmers Home Administration (FmHA).
- o Program Implementor: FmHA and private developers.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.5.

Program 1.e: California Housing Finance Agency Mortgage Assistance Programs

The California Housing Finance Agency (CHFA) provides below-market interest rate construction and long-term financing for selected projects and/or selected areas. Through this program, housing prices are reduced by virtue of the low-interest rate construction loans, and individual homebuyers are able to take advantage of very favorable mortgage interest rates. The program also is applicable to rental housing. The low interest rates result from the State agency's ability to sell tax exempt revenue bonds.

The City of Wasco in the past has cooperated with private enterprise in its efforts to make affordable housing available within the City by taking cooperative actions to permit use of CHFA programs in the City. The City will continue such cooperative activities with respect to projects which are appropriately located, consistent with the City's housing goals and policies, and which are responsive to the community's housing needs.

- o Program Objective: To increase the supply of sales or rental housing available to and affordable by lower- and moderate-income households.
- o Program Initiator: Private developers.

- o Program Financing: California Housing Finance Agency.
- o Program Implementor: CHFA and private developers.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.5.

Program 1.f: Energy Conservation Library

It can be expected that utility and energy costs will continue to be a growing proportion of total shelter costs over the period to which this Housing Element directs its attention. The need to conserve energy and to utilize design techniques in such a way as to reduce heating and cooling needs will increase. Due to the natural climate in Kern County, many opportunities are presented to take advantage of the sun to provide energy, and in some areas of the County, to take advantage of natural geothermal resources for the same purpose. Conversely, appropriate siting and design of buildings can reduce cooling requirements in summer months by minimizing the impact of the sun.

The County and the cities in the County wish to encourage the use of design techniques which use building placement and similar innovations as means of capitalizing on the natural climate so as to minimize energy consumption and reduce total housing costs to consumers. To further this objective, the County will establish regional energy conservation libraries to be integrated into the County library system, which will provide to developers and individuals building new housing the latest available information about passive and other design techniques directed to energy conservation, as well as information about the variety of energy-saving features now available for inclusion in new housing such as low-consumption sanitary systems, insulation materials and their installation techniques, solar heating and cooling systems and such other technological advances as are developed from time to time.

The energy conservation libraries will be strategically located so as to be accessible to users in all areas of the County. It is anticipated that at least five such libraries will be initiated during the term of this Housing Element.

The City supports this initiative of the County and will cooperate with the County in organizing the information system.

- o Program Objective: To increase energy efficiency of new homes and to reduce housing operating costs.
- o Program Initiator: Board of Supervisors via program and budget approvals.
- o Program Financing: Community Development Grant Funds, other grant funds, and/or General Fund.

- o Program Implementor: Kern County Planning and Community Development Program Departments for information system design and materials collection; Kern County Library for continued maintenance.
- o Time Frame: 1983; continuing thereafter.
- o Program Supports: Policy 1.6

Program 1.9: Housing Information Hot Line

A need exists in Wasco for more widespread knowledge and information about housing programs, advantageous and available financing, methods to implement passive design concepts for energy conservation and the like. This need also exists throughout the County.

Wasco supports the establishment of a County-wide toll-free hot line designed to disseminate relevant housing information to all residents of the County. Such a hot line might be administered by a public agency with County-wide responsibilities, such as the Kern County Community Development Program Department, or by a private, non-profit group interested in helping to solve the County's housing problems.

This type of information system will require trained, professional personnel familiar with public and private housing programs, the variety of public and private financing alternatives, energy conservation techniques and incentives, home maintenance techniques, sources of assistance, and the like. Widespread publicity about the availability of a Housing Information Hot Line would be of great value to the concept, and the technique itself of important assistance to the residents of Wasco.

- o Program Objective: To increase public awareness of available housing programs, financing alternatives, energy conservation techniques and incentives, passive design alternatives, and information and assistance sources.
- o Program Initiator: Kern County Board of Supervisors via program and budget approvals.
- o Program Financing: Community Development Block Grant.
- o Program Implementor: Kern County Community Development Program Department and/or private organization.
- o Time Frame: 1982; continuing.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.5, 1.6.

Program 1.h: Housing Information Outreach Program

In addition to the Hot Line discussed above, and for the same reasons, a program of disseminating housing-related information on an outreach basis is needed in Wasco and other areas of the County.

Both printed and oral information needs to be disseminated within Wasco. The knowledge and talents of those in the lending, construction, and related communities; those administering housing programs, such as the Kern County Housing Authority, and those acting to promote additional housing opportunities within the County, such as the Kern County Community Development Program Department; and those active in energy conservation will be especially helpful to Wasco residents.

The City of Wasco supports and encourages the development of a County-wide information outreach program, and would welcome it to the City.

- o Program Objective: To increase public knowledge of available housing programs, assistance, energy conservation, and related matters.
- o Program Initiator: Kern County Board of Supervisors via program and budget approvals.
- o Program Financing: Community Development Block Grant.
- o Program Implementor: Kern County Community Development
- o Time Frame: 1982; continuing.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.5, 1.6.

Rehabilitation Policies

OBJECTIVE 2:

To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of between 65 and 70 dwelling units over the next five years.

Policy 2.1: Pursue the capture of available grant funds and/or other financial resources presently not available to the City to assist homeowners who otherwise could not undertake property rehabilitation to improve the condition of their dwellings.

Policy 2.2: Cooperate with County, State, Federal and other appropriate agencies, including lending institutions, in the design and implementation of a residential rehabilitation program; provided that grant or other monies become available to finance City participation in such a program.

Policy 2.3: Encourage homeowners and others to rehabilitate substandard residences and to take advantage of such financial and technical assistance as become available for this purpose, especially within an appropriate housing rehabilitation target area as may be designated from time to time by the Planning Commission and City Council.

Rehabilitation Programs

As was discussed in Chapter 3 of this document, approximately 13 percent of Wasco's housing stock is estimated to be in deteriorated condition or in need of replacement. Of these, approximately 36 percent are estimated to be occupied by their owners and 65 percent are tenant-occupied. It is likely that the majority of these units are occupied by households with limited incomes. The housing rehabilitation programs contained in this section are designed to address both the need for improvement in the condition of the housing stock and the need to assure continued affordability of rehabilitated units; they provide for assistance to both owner-occupants and to rental units.

In addition to the units in need of rehabilitation, it is estimated that a limited number of dwellings are too severely dilapidated to warrant rehabilitation. A substandard structure demolition program has been included herein to address that need; it is designed to cure dilapidation when units become vacant.

Program 2.a: Neighborhood Public Improvements

The City of Wasco has undertaken with Community Development Block Grant funds an extensive program of street and alley resurfacing, domestic water system improvements, and drainage improvements within the community. These programs were underway at the time this Housing Element was prepared.

This type of public investment goes far to demonstrate to community residents the commitment of the City to the improvement of neighborhoods. It easily can instigate increased property owner interest in housing rehabilitation and improvement.

The City of Wasco sees the completion of these grant-funded programs of upgrading neighborhood condition as supportive of private property owner investment in residential rehabilitation.

- o Program Objective: To correct street, alley, drainage and water service deficiencies within the City.
- o Program Initiator: Wasco City Council via grant application and budget approvals.
- o Program Financing: Community Development Block Grant.
- o Program Implementor: City of Wasco Public Works Department.
- o Time Frame: 1983 - 1985.
- o Program Supports: Policy 2.3.

Program 2.b: Home Improvement Information Program

Similar in concept to the Housing Information Outreach Program discussed as Program 1.h in the preceding material, this program statement is intended to emphasize the importance to the City of in-town, active, out-reaching efforts to educate the residents about available home improvement financial and technical assistance, as it becomes available within Wasco, as well as to disseminate information about the need for home repairs, housing deficiency warning signs, need for periodic maintenance, and the like.

Programmatically, the effort described here need not be different from that described in Program 1.h. The emphasis as related to housing rehabilitation, however, is more strictly defined in scope and is appropriately more intensive in nature than Program 1.h at the time a rehabilitation program in Wasco is initiated.

- o Program Objective: To promote property owner awareness of and interest in residential rehabilitation and programs available or to become available to support it.
- o Program Initiator: Wasco City Council and/or Kern County Board of Supervisors via program approval.
- o Program Financing: Community Development Block Grant
- o Program Implementor: Community Development Program Department.
- o Time Frame: 1982 - 1983; periodic, as needed, thereafter.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2.c: Low-Interest Home Improvement Loan Programs

A variety of programs existing at the time of preparation of this Housing Element provide low-interest home improvement loans to participants in residential rehabilitation programs. Some such programs are financed with a combination of Community Development Block Grant monies and funds supplied by private lenders; some of the programs rely completely on Community Development Block Grants; others use direct loan funds available through the U. S. Department of Housing and Urban Development and the Farmers Home Administration; still others obtain capital for loans from the California Housing Finance Agency or from tax exempt revenue bonds issued by local jurisdictions. Over the course of the five-year period to which this Housing Element is concerned, additional methods for producing low-interest rate home improvement loans doubtless will be developed.

The primary objective of the City in the inclusion of this generic program in its Housing Element is to affirm its desire that such favorable financing be made available to City residents who need such financial assistance in order to undertake rehabilitation activities.

The range of programs outlined below reflects the variety of options in which the City has an interest. The time frames attached to the various alternatives are based on the assumption that in the early years of rehabilitation efforts in Wasco funds will be made available through the Community Development Block Grant program, that those funds may not be sufficient to meet all of Wasco's needs, and that in later years additional sources of capital may be required.

Program 2.c(1): Community Development Block Grant Loans

At the time of preparation of this Housing Element, the Kern County Community Development Program Department was administering a low-interest rehabilitation loan program which used block grant funds to underwrite market interest rates on home improvement loans made by private lending institutions. The interest rates on these loans was 3 3/4%. Loans were made available to households with incomes at or below 80 percent of the County median income. Loans were available to owner-occupants, only. It is expected that this program, or a program very similar to it, will be operative within the County for some years.

Many Wasco homeowners would qualify for the program as initially structured, and it can be expected that only minor modifications will be made over the short term. Therefore, this program can be of measurable assistance to the needs of Wasco homeowners.

- o Program Objective: To make low-interest rehabilitation loans available to low- and moderate-income homeowners.
- o Program Initiator: Kern County Board of Supervisors and Wasco City Council via program application and budget approvals.
- o Program Financing: Community Development Block Grant funds to underwrite interest rates of private lender loans.
- o Program Implementor: Kern County Community Development Program Department.
- o Time Frame: 1983 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2.c(2): HUD Section 312 Rehabilitation Loan Program

At the time this Housing Element was prepared, the County also was utilizing direct loans from the U. S. Department of Housing and Urban Development in its rehabilitation efforts. These loans also were at 3 percent interest, but had longer repayment terms and higher loan limits than the program described above. In addition to the costs of rehabilitation, it also is possible for a borrower to refinance existing indebtedness at the same low interest rate. The program was being used in concert with the one above, as it tends to meet some of the more severe financial problems of low- and moderate-income homeowners than does the preceding program.

Future availability of the Section 312 program cannot be predicted with certainty. The program is included herein to emphasize the desirability of its features to lower-income households.

The City of Wasco supports the use of this program within the City as a means of addressing financial needs not susceptible to terms of the CDBG-assisted loan program.

- o Program Objective: To make low-interest rehabilitation financing available to low- and moderate-income homeowners, and in the future, to rental units occupied by low- and moderate-income households.
- o Program Initiator: Kern County Board of Supervisors via program application approvals.
- o Program Financing: Loan funds from U. S. Department of Housing and Urban Development; administrative expense funded from Community Development Block Grant.
- o Program Implementor: Kern County Community Development Program Department.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2.c(3): California Housing Finance Agency HOHI Program

The California Housing Finance Agency (CHFA) makes available to property owners in selected rehabilitation areas low-interest home improvement loans, as well as low-interest loans to finance

the purchase and rehabilitation of housing, and the rehabilitation of dwellings with refinancing of existing indebtedness.

The locality designates the neighborhood or neighborhoods in which concentrated rehabilitation is needed; the CHFA must approve such neighborhoods before it gives approval to the various loan programs.

Often, if a rehabilitation neighborhood is designated for the types of rehabilitation loans outlined above, the remainder of the community can be eligible for below-market interest rate mortgage financing directed to assisting moderate-income homebuyers in their purchase and occupancy of housing. This added feature of the HOHI program is similar to the limited mortgage assistance program discussed in Program 1.e.

The program uses funds generated by the CHFA. Community Development Block Grant funds can be used to further reduce interest rates of the rehabilitation loans.

In future years, after rehabilitation programs have begun in Wasco, it may be of assistance to the City and its residents that an additional source of capital, such as this program, be evaluated, and, if appropriate to the City's needs, pursued. The City will require technical assistance from County or other appropriate sources to acquire such a program and to handle its administration.

- o Program Objective: To make low-interest loans available for rehabilitation, home purchase and related activities.
- o Program Initiator: Kern County Board of Supervisors and/or Wasco City Council via program application approvals.
- o Program Financing: California Housing Finance Agency with optional supplements from Community Development Block Grant.
- o Program Implementor: Kern County Community Development Program Department.
- o Time Frame: 1983 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2c(4): Farmers Home Administration Section 502 Loans

This program was discussed in the preceding section as Program 1.d, where the emphasis was on the availability of very low interest rate mortgage financing for lower-income homebuyers. The program also permits the purchase and rehabilitation, or rehabilitation, at interest as low as 1 percent and long terms.

This program, due to its very low interest rates, will tend to serve the needs of households with lower incomes than will the CHFA program or the Community Development Block Grant loan program.

The City of Wasco will be an eligible area for FmHA loan programs until the population reaches 10,000. Therefore, the City encourages homeowners to take advantage of this kind of favorable financing while it remains available to City residents. In a programmatic sense, the City views inclusion of this program as a necessary and early element of a comprehensive residential rehabilitation program anticipated to be implemented by the Kern County Community Development Program Department.

- o Program Objective: To make low-interest home improvement loans available to lower-income homeowners.
- o Program Initiator: Eligible homeowners and FmHA and/or Kern County Community Development Program Department as a part of a comprehensive program.
- o Program Financing: Farmers Home Administration.
- o Program Implementor: Homeowners and FmHA and/or Kern County Community Development Program Department.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2c(5): FmHA Section 504 Rehabilitation Loans and Grants

This special program is directed to very low income homeowners who cannot qualify for the Section 502 program discussed above. It provides loans, grants, or a combination of the two to assist in essential minor repairs to dwellings; there is a \$5,000 limit. Persons over 62 years of age and who otherwise qualify may receive assistance in the form of a grant.

The Section 504 program, because of its low cost limit, will not solve extensive rehabilitation needs. However, the City sees it

as a necessary and complementary ingredient to a comprehensive housing rehabilitation program, as it utilizes the funds other than the County's Community Development Block Grant and can be used to stretch the availability of Block Grant dollars, and because it can meet the needs of some Wasco homeowners. For the reasons noted with respect to the Section 504 program, this tool also should be used early-on in a rehabilitation program in Wasco.

- o Program Objective: To provide rehabilitation loans and grants to very low income homeowners for essential repairs.
- o Program Initiator: Homeowners and the FmHA and/or Kern County Community Development Program Department as a part of a comprehensive program.
- o Program Financing: Farmers Home Administration.
- o Program Implementor: Homeowners and FmHA and/or Kern County Community Development Program Department.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2.d: Deferred Payment Rehabilitation Loans

Many Wasco homeowners needing assistance in housing rehabilitation have incomes so low that repayment of home improvement loans on a monthly basis at any interest rate is not financially feasible. It will be important to successful housing rehabilitation programs in Wasco that a form of financial assistance be made available to homeowners of very low income who otherwise could not undertake needed home repairs.

Deferred payment rehabilitation loans use grant funds to make a home improvement loan which does not require repayment until title to the property being rehabilitated passes to another party. In most cases, such loans do not carry interest. The loans are made by lending institutions, using grant funds such as CDBG; in this way, administrative and paperwork burdens are not placed on the public.

Because they do not require repayment until sale of the property, these types of loans function for the borrower much as an outright grant would. However, the grant funds are recouped for additional use by the public when the property changes hands, whereas a grant does not revolve.

The City of Wasco sees the need for assistance of this type within the community, and supports the addition of such a program to the existing complement of rehabilitation financing tools existing at the time of preparation of this Housing Element. The City also recognizes that this form of financing uses more grant funds than the more highly leveraged techniques discussed above; therefore, it is realized that the volume of deferred payment loans or similar techniques will be limited. In order to conserve the Urban County's Community Development Block Grant fund, which would be the primary source of monies for this program, the City would support an application to the State of California Department of Housing and Community Development requesting Kern County participation in its Deferred Payment Rehabilitation Loan Fund, which provides grants to local agencies for this purpose.

- o Program Objective: To provide a form of rehabilitation financing suitable to the needs of very low income and other households with severe financial constraints.
- o Program Initiator: Kern County Board of Supervisors via program application and budget approvals.
- o Program Financing: Community Development Block Grant and/or State Department of Housing and Community Development.
- o Program Implementor: Kern County Community Development Program Department; to be implemented in the same manner as and complementary to Program 2.c(1).
- o Time Frame: 1983 - 1985.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Conservation Policies

OBJECTIVE 3:

To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units.

Policy 3.1: Promote increased awareness among property owners and residents of the importance to long-term housing quality of continuous property maintenance.

Policy 3.2: Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Policy 3.3: Promote community self-help efforts in support of housing conservation.

Conservation Programs

Program 3.a: Home Maintenance Counseling Program

Increased awareness of the need for continuing home maintenance and knowledge of maintenance needs, warning signs and techniques is important to the conservation of a sound housing stock. Widespread information about home maintenance will be important to the City not only as "preventive medicine" forestalling further deterioration of the City's housing stock, but also as a means of assuring the continued maintenance of newly-constructed and rehabilitated housing.

A home maintenance counseling program in Wasco is most appropriately tied to the City's rehabilitation program efforts, and can constitute an important element of the rehabilitation program. In this respect, home maintenance counseling would be a part of the technical assistance component of the rehabilitation program. To the extent that it also is important to the prevention of deterioration, home maintenance counseling services should be made available throughout the community, to all interested persons, regardless of their participation or non-participation in the rehabilitation program.

The counseling program will need to be administered on an outreach basis, much in the manner of Program 2.b. While its focus is somewhat different from Program 2.b and slightly more restricted in scope, the City sees no reason that the two efforts cannot be administered as one, and would support the combination of objectives in an information and counseling program as a means of conserving available financial and administrative resources in the early years of rehabilitation programming. Home maintenance counseling, however, most likely will be required for a longer period than Program 2.b and need not be as intensive (Program 2.b is designed to be an indepth information program related to instigating widespread property rehabilitation). Funding for a longer-term counseling program may require acquisition of State or other grant funds, for which the City would welcome technical assistance.

- o Program Objective: To provide information about the need for periodic home maintenance, education about common repair needs, and assistance to the public in maintenance techniques.
- o Program Initiator: Kern County Board of Supervisors via program and budget approvals.
- o Program Financing: Community Development Block Grant; State Housing and Community Development Department Low Income Home Management Training Program; contributed time and expertise of local contractors, handymen, and tradesmen; or combination.

- o Program Implementor: Kern County Community Development Program Department and/or local volunteers, Community college or other educational institution personnel.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policies 3.1, 3.2, 3.3.

Program 3.b: Neighborhood "Clean-up/Fix-Up" Campaigns

This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists quite simply of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up" day, with City sponsorship so as to demonstrate the commitment of the public to the objective, and encouragement of trash elimination, tree pruning, yard cleaning, fence painting and similar minor fix-up activities. The City will cooperate with neighborhood groups, civic organizations and others willing to assist in program publicity and willing to lend a hand to those, such as the elderly and disabled, who might be unable to perform minor maintenance tasks themselves.

Local financial resources permitting, the City will make available throughout its neighborhoods special trash pick-ups and the like. The City will encourage the community to draw upon its civic pride for this activity and ask neighbor to help neighbor in making the community a more attractive place to live.

- o Program Objective: To periodically stimulate interest in home and neighborhood maintenance and improvement and to capitalize upon the strength of the community in this regard.
- o Program Initiator: Wasco City Council via budget approvals.
- o Program Financing: City of Wasco for trash pick-ups; no other funding required if civic organizations undertake publicity.
- o Program Implementor: Community of Wasco.
- o Time Frame: 1982 - 1985, on a periodic basis.
- o Program Supports: Policies 3.1, 3.2, 3.3.

Program 3.c: Section 8 Housing Assistance Payments Program
(or Successor Programs)

This variation of the Section 8 program provides housing assistance payments on behalf of eligible low-income households to private property owners to make up the difference between the fair market rent of a unit and the amount the eligible tenant can afford to pay for that unit. Termed the "existing" housing program, it requires that the units in which assisted tenants live be in condition.

Increased use of this program by eligible families and the elderly and handicapped can have the effect of promoting housing conservation efforts. Frequently, in order for a dwelling to be placed in the program, minor repairs must be made. Landlords have an incentive to make such repairs by virtue of the fair market rents paid for the units and the leases which accompany the program.

The potential availability to Wasco residents can be more widely publicized as part of the housing information programs described in earlier sections of this Chapter. Its applicability to the interests of rental unit property owners can be more effectively publicized through the same mechanisms.

- o Program Objective: To assist lower-income households to secure sound housing at prices they can afford.
- o Program Initiator: Kern County Housing Authority.
- o Program Financing: U. S. Department of Housing and Urban Development (HUD).
- o Program Implementor: Kern County Housing Authority.
- o Time Frame: 1982 - 1985.
- o Program Supports: Policy 3.2.

5

Agency and Program Coordination

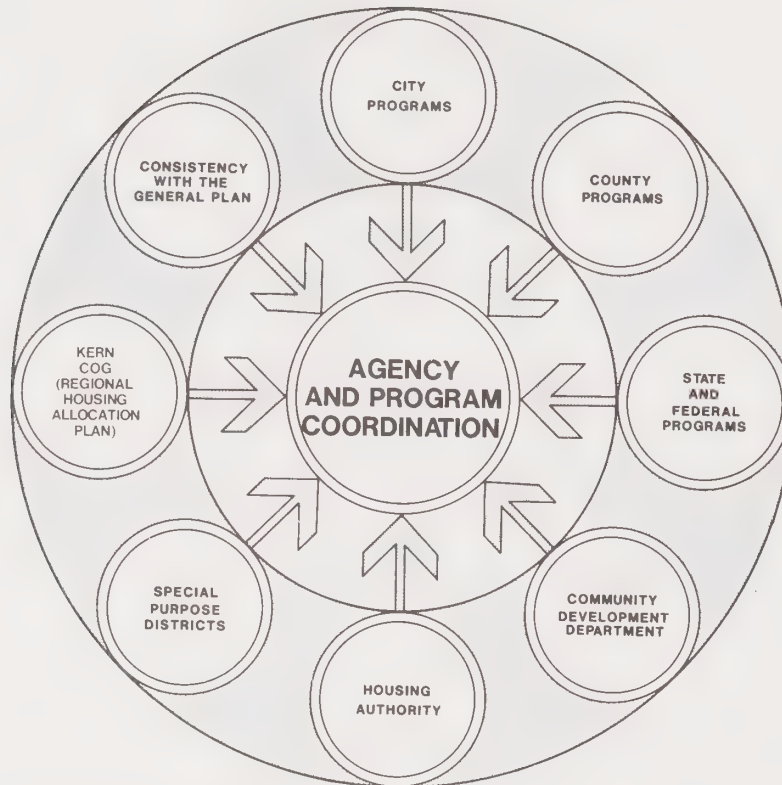


FIGURE 5-1 - THE ELEMENTS OF AGENCY AND PROGRAM COORDINATION

The implementation of housing programs identified in Chapter 4 is dependent upon individual and collective efforts within the City and County. The effectiveness of such a combined effort is critical to the overall success of the Housing Element. While this unified effort will provide support vital to the plan, an intra-city departmental strategy is critical to the implementation phase. Since the City's General Plan will serve as the major policy document to assist public and elected officials in this decision-making, it is essential that consistency among the nine required elements of this Plan serve as a framework for consideration of the Housing Element and its subsequent adoption and implementation.

Chapter 5 outlines the activities and responsibilities of the various governmental agencies (along with private entities) whose input and cooperation are essential to the implementation process. Where relevant public entities have developed programs (above and beyond those program activities outlined in Chapter 4) which would compliment, supplement, or facilitate the implementation of the programs in the Housing Element, those additional program activities are briefly discussed.

Agency Coordination

To implement the programs described in Chapter 4, various actions and funding commitments must be made by several public and private entities. The following is a general description of the activities which must occur to fully implement the identified programs. A summary of these program activities is contained in Table 5-1 on page 5-8.

1.a: HUD Section 8 Housing Assistance Payments Program

To implement the Section 8 Program, there are two major entities which are essential to the success of this program. HUD must first allocate program funds to Kern County or the City of Wasco. Once HUD allocates money and advertises for projects, developers must respond and submit the appropriate project information to HUD for review and approval. The City, Housing Authority or the Community Development Program Department should be in close contact with HUD to determine when allocations are anticipated and to then contact developers who might be interested in developing a HUD project. The City or Community Development Department should be available to provide technical assistance to developers, especially those developing government-assisted projects for the first time. As part of the technical assistance effort, the City should be able to assist the developer in the site selection process as well as providing technical socio-economic information required by HUD in the Developer's Application Package.

1.a(1): Section 8 Program for Elderly and Handicapped

As with the Section 8 Program, HUD must allocate program funds to Kern County or the City of Wasco; however, HUD is, as of this writing, giving priority to projects for families. The state, the Community Development Program Department and/or the City of Wasco should assist in identifying, for HUD, the need for housing for the elderly and the handicapped within the City. As stated above, potential developers should be aware of the probable allocation of program funds (through the close monitoring of HUD's activities by the City or the County Community Development Program Department) so they can quickly and effectively respond to HUD's request for project applications. As projects of this type can also be initiated by local non-profit organizations, the City and the Housing Authority (in addition to possible program administration), should be available to assist in the formation of a non-profit organization, should such assistance be required.

As previously noted, the City or appropriate County entity should be able to assist the developer or non-profit sponsor in the site selection process and provide the technical socio-economic information which is required by HUD in the Developer's Application Package.

1.b: HUD Section 235 Homeownership Program

In this program HUD and the local lending institutions share the major responsibility for program operation. HUD provides mortgage insurance to families who meet income eligibility requirements and pays to local lending institutions interest subsidy payments. The builder/developer also plays a key role in this program, as the house must meet HUD standards. When a subdivision that is being built includes homes which will receive 235 financing, HUD will have already committed to a specified number of 235 mortgages. This insures buyers that mortgage money is available.

The involvement of City and County staff in this program is minimal and consists primarily of assisting developers in the identification of potential sites if the developer plans to construct a tract of 235 housing, and providing information to prospective home buyers on the specifics of the 235 program. (The informational responsibilities of the City or County could be combined with other information programs discussed under Program 1.g.).

1.c: Farmers Home Administration Section 515
Rental Housing Program

The primary responsibility for implementation of this program lies with the developer and the Farmers Home Administration (FmHA). The FmHA provides financing for this program to provide housing for low-and-moderate income families and elderly persons. Loans are made available to non-profit corporations, limited profit corporations and public bodies who meet the specified eligibility requirements. Once eligibility requirements are met, the developer submits the Development Package to the local FmHA office for review and approval.

As tenants must not pay more than 25 percent of their adjusted income for rent and utilities, HUD Section 8 Housing Assistance Payments may be made available to tenants to assist in their rent payments. If Section 8 funds are utilized, the developer must also submit the developers package to HUD for approval. Utilization of HUD Section 8 funds would be dependent on availability of allocations to the Housing Authority or directly to the developer. Requests to HUD for Housing Assistance Payment allocations could come from either the developer or the Housing Authority.

Responsibilities of the City primarily involve assisting in the identification/formation of a non-profit or limited profit organization who would assume the responsibility of project initiation, assisting the developer in site location, providing technical assistance (if necessary) in completing the application package to the FmHA (and HUD, if appropriate), and promoting the program throughout the City (could be a

part of programs 1.g and 1.h). The Community Development Program Department and the Housing Authority could also assist the City and developers in program implementation by providing technical assistance and program promotion.

1.d: Farmers Home Administration 502 Program

The Farmers Home Administration (FmHA) is the prime initiator for this program. The FmHA makes loans directly to qualified borrowers to build or buy a house which meets FmHA's standards. Developers, if they meet eligibility requirements, may not only obtain loans to construct FmHA housing, but may secure pre-commitments for permanent financing for the potential homebuyer.

The City staff should assist in disseminating program information to potential builders and homebuyers, as well as providing technical assistance to builders as required.

1.e: California Housing Finance Agency Mortgage Assistance Programs

The primary responsibility for implementation of this program lies with the California Housing Finance Agency (CHFA) and the local lending institutions which have agreed to cooperate and participate in the CHFA programs. The success of this program is contingent on the ability of the CHFA to sell tax exempt revenue bonds which finance this program.

The City should establish special or "limited" mortgage assistance areas in which the homeownership loans will be primarily utilized and cooperate with CHFA and the local lending institutions in program publicity. (This program could be publicized through the information program described under Program 1.g.).

1.f: Energy Conservation Library

The development of an Energy Conservation Library in areas throughout the County would be the responsibility of the County Planning and Building Departments, the Community Development Program Department and the County Library System. The existing library facilities would house materials recommended/collected/provided by the County Planning, Building and Community Development Departments. The information would be available to developer and individuals building new houses, those involved in extensive remodeling or those incorporating passive energy conservation techniques in existing housing.

Utility companies could be invaluable in providing information and reference materials for the program. The City could also assist by providing program publicity through other housing information programs.

1.g: Housing Information Hot Line

Development and operation of the Housing Information Hot Line would be the responsibility of the County Community Development Program Department. Funding would be requested from HUD through the Block Grant Application process. The City should cooperate with the County in promoting the program and to identify, where possible, private groups or organizations that might be available to assist in the operation of the Hot Line. Should volunteer personnel be utilized, various departments within the County (Community Development, County Planning, Building and Safety Department, Department of Public Health) could provide expertise in training sessions for the volunteers.

1.h: Housing Information Outreach Program

The Community Development Program Department would also be responsible for the development and operation of the Housing Information Outreach Program. The Community Development Program Department would request program funding from HUD through their Community Development Block Grant application. HUD could also supply printed materials for the program, as could various state agencies which deal with housing issues (such as energy, financing, maintenance, legal, etc.).

The County Housing Authority could also provide technical expertise to the Outreach Program and could serve as a referral point for those persons currently utilizing Housing Authority programs.

The Kern County Council of Governments could provide technical information for the program as well as resource personnel.

2.a: Neighborhood Public Improvements

This program is the continuation of ongoing public improvement projects within the City. The major responsibility for program continuation lies with the City staff who prepare grant funding requests, those who actually oversee the work, and the City Council who must approve any matching fund requirements. The Community Development Program Department could continue to allocate program dollars to assist in this public improvement effort.

2.b: Home Improvement Information Program

This program should be an integral part of the Housing Information Outreach Program described in Program 1.h. Overall program development and administration would come from the Community Development Program Department with funding and informational materials from HUD. The Kern COG, County Housing Authority and various state agencies could provide program/informational materials or expertise. Assistance would also be encouraged from local lending institutions and builders.

Should the City become actively involved in a rehabilitation effort, they could take a more active role in information dissemination regarding rehabilitation techniques and financing.

2.c(1): Community Development Block Grant Loans

To implement this program in Wasco, the Community Development Program Department would expand their ongoing low-interest loan program to the City of Wasco. It would be preferable if the Community Development Department could utilize local lending institutions in Wasco to implement the program. It would be necessary for HUD to approve the program expansion and grant additional funding requests for this program.

The City should assist the Community Development Department in program publicity and to locate local builders/contractors who would be willing to do housing rehabilitation work.

2.c(2): HUD Section 312 Rehabilitation Loan Program

Program activities described above would also occur to implement this program except funding requests made to HUD would not be included as part of the Community Development Block Grant application. A separate grant request would be made by the Community Development Program Department to HUD for Section 312 dollars.

2.c(3): California Housing Finance Agency HOHI Program

This program is similar to the program described under Program 1.e., except with this program, the entire community can become eligible for below-market interest rate mortgage financing to assist moderate-income homebuyers purchase and occupy housing.

Community Development Block Grant funds can also be used to further reduce interest rates of rehabilitation loans. The Community Development Program Department would have to request increases in the CDBG funding for Wasco to utilize this funding option.

2.c(4): Farmers Home Administration Section 502 Loans

This program was previously discussed under Program 1.d.

2.c(5) FmHA Section 504 Rehabilitation Loans and Grants

Although the Farmers Home Administration (FmHA) is directly responsible for program funding, the success of this program is dependent on the availability of persons (whether City staff or the Community Development Program Department) to assist the very low income homeowner in the loan or grant application process. Either entity, as part of the total

rehabilitation effort, could provide such assistance as well as identifying builders/contractors/handyman who would make the minor repairs to the dwellings.

Utilizing 504 funds for the rehabilitation of this type, with technical assistance from the City staff or the Community Development Program Department, would stretch the availability and effectiveness of Block Grant dollars in the total rehabilitation program.

2.d: Deferred Payment Rehabilitation Loans

Funding for the Deferred Payment Rehabilitation Loans are available from two sources: the Community Development Block Grant funds and the State of California Department of Housing and Community Development. The Community Development Program Department could request funds from both sources which would be utilized County-wide. Wasco, with technical assistance from the Community Development Program Department, could request funds from the State Department of Housing and Community Development for grants specifically for the City.

In implementing the program, the City would seek cooperation from local lending institutions to generate and process loans, as well as promote and publicize the program City-wide.

3.a: Home Maintenance Counseling Program

The Home Maintenance Counseling Program is an extension of Program 2.b; however, as a counseling program of this type would be more intensive and for a longer duration than the Home Improvement Information Program, additional funding would be required. In addition to the use of Block Grant funds, the City should seek program funding from the State Department of Housing and Community Development for the extension of counseling services. The City should also promote the program and seek technical assistance from local contractors, trade unions, educational institutions and civic organizations to assist in program implementation throughout the City.

3.b: Neighborhood "Clean-Up/Fix-Up" Campaigns

Implementation of this program relies primarily on civic groups, service clubs and church organizations. The City should initiate and promote this program (along with the local news media), and provide extra trash pick-up etc; however, the success of this program is dependent on the cooperative spirit and civic pride exhibited by the residents of the City.

3.c: HUD Section 8 Housing Assistance Payments Program
(or Successor Programs)

This program (now being utilized in the City) is HUD's Section 8 existing housing program and is administered in the City of Wasco by the Kern County Housing Authority. The Housing Authority makes housing assistance payments to private property owners to make up the difference between the fair market rent and what an eligible tenant can afford to pay.

For a unit to be eligible for the "existing housing program", it must be in sound condition. Property owners in the City could be required to make minor repairs to their rental units before their property could qualify for the program. This would increase the overall supply of sound housing in Wasco.

For increased utilization of this program, the Housing Authority would have to increase their housing assistance payment allocations through a request to HUD. Once additional allocations were made available, the City, through the various housing information programs discussed earlier (1.i, 1.j), should publicize the program availability to both the potential tenants and the property owners.

Table 5-1 continued
Agency Coordination Summary
City of Wasco

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
3.c-HUD Section 8 Housing Assistance Payments Program (or Successor Programs)				-HUD approves additional allocation requests from Housing Authority	-Promote pro- gram through housing infor- mation systems	-Requests additional program allo- cations -Administer program			-Property owners parti- cipate in program



TABLE 5-1 continued
Agency Coordination Summary
City of Wasco

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.d-Deferred Payment Rehabilitation Loans	-Promote/publicize program -Requests funding from state HCD (optional)		-HCD Dept. provides program funds (optional)	-HUD approves CDBG funding for program operation	-C.D. Dept. requests program funding from State HCD (optional) -C.D. Dept. utilizes CDBG funds for program funding -Administers program in specific target areas				-Lending institutions generate and process loan applications
3.a-Home Maintenance Counseling Program	-Make grant application to State HCD for program funding -Promote program with local contractors, handymen, tradesmen, educational institutions -Request funding from County C.D. Dept. to supplement state HCD funds -Assist in identifying persons/organizations to provide program expertise -Promote program throughout City		-HCD may provide program funding	-HUD approves funds for program operation	-Provide technical assistance to City in grant application package -Request Block Grant funds for program operation				-Local contractors, handymen, tradesmen, educational institutions participate in program
3.b-Neighborhood "Clean-Up/Fix-Up" Campaigns	-Promote program throughout City -Provide trash pick-up -Encourage involvement of civic, church and service organizations								-Civic groups, church organizations and service clubs participate in program -Publicity from local news media



TABLE 5-1 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.c(2)-HUD Section 312 Rehabilitation Loan Program	-City promotes and publicizes program -Assist C.D. Dept. and local lending institutions in program administration	-Provide technical support and assistance, as appropriate		-HUD allocates program dollars to C.D. Dept.	-Administer program via local lending institutions -Request increased program dollars from HUD to operate program in Wasco				-Local lending institutions cooperate with C.D. Dept. in program development and operation -Local builders and contractors agree to do rehabilitation work
2.c(3)-California Housing Finance Agency HOHI Program	-Establish rehabilitation areas -Promote/publicize program			-CHFA provides program financing via tax exempt mortgage bond sales -HUD approves increased CDBG request for program operation (as appropriate)	-Provides CDBG funds to reduce rates on rehabilitation loans (optional)				-Lending institutions generate and process loan applications
2.c(4)-Farmers Home Administration Section 502 Program	-Publicize/promote program -Provide assistance to homeowner in making loan requests to FmHA			-FmHA approves loan requests	-Publicize program through other rehabilitation efforts -Assist homeowners to prepare loan applications -Assist in locating persons to do rehabilitation work				-Homeowners requests loans from FmHA -Builders/contractors available to do rehabilitation work
2.c(5)-FmHA Section 504 Rehabilitation Loans and Grants	-Assists in program publicity -Provides assistance to homeowners in requests to FmHA, as appropriate			-FmHA approves loan and grant requests	-Publicizes program through other rehabilitation efforts -Assist homeowners in loan and grant requests to FmHA -Assists in locating persons to do rehabilitation work				-Homeowner requests loan or grant from FmHA -Builders/contractors available to do rehabilitation work



TABLE 5-1 continued
Agency Coordination Summary
City of Wasco

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a-Neighborhood Public Improvements	<ul style="list-style-type: none"> -Prepare requests for grant funds from state and federal agencies -Provide local matching funds -City Engineer coordinate actual project implementation (as appropriate) 			<ul style="list-style-type: none"> -HUD approves and funds CDBG requests for continued program operation 	<ul style="list-style-type: none"> -Request and allocate program dollars to assist in public improvements 				
2.b-Home Improvement Information Program	<ul style="list-style-type: none"> -Promote program in the City -Assist in identifying persons/organizations to provide program expertise -Assist in program implementation (if appropriate) 		<ul style="list-style-type: none"> -Provide technical assistance on program matters to C.D. Dept. 	<ul style="list-style-type: none"> -HUD supplies grant monies for program operation 	<ul style="list-style-type: none"> -Overall program development and coordination 	<ul style="list-style-type: none"> -Assist C.D. Dept. with program information 		<ul style="list-style-type: none"> -Assist C.D. Dept. with program information 	<ul style="list-style-type: none"> -Developers/builders/lending institutions assist C.D. Dept. with program information
2.c(1)-Community Development Block Grant Loans	<ul style="list-style-type: none"> -City promotes and publicizes program -Assist C.D. Dept and local lending institutions in program administration -Assist C.D. Dept. in locating builders willing to do rehabilitation work 	<ul style="list-style-type: none"> -Provide technical support and assistance, as appropriate 		<ul style="list-style-type: none"> -HUD allocates program dollars to C.D. Dept. 	<ul style="list-style-type: none"> -Administer programs via local lending institutions -Request increased program dollars from HUD to operate program in Wasco 				<ul style="list-style-type: none"> -Local lending institutions cooperate with C.D. Dept. in program development and operation -Local builders and contractors agree to do rehabilitation work

TABLE 5-1 continued
Agency Coordination Summary
City of Wasco

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.d-Farmers Home Administration 502 Program	-Publicize/promote program -Provide technical assistance/information to developers			-FmHA approves projects -FmHA approves pre-commitments to potential home buyers					-Private developer or buyer initiates project
1.e-California Housing Finance Agency Mortgage Assistance Programs	-Establish "limited" mortgage assistance areas -Promote/publicize program		-CHFA provides program financing via tax exempt mortgage bond sales						-Lending institutions generate and process loan applications from builders and home buyers
1.f-Land Cost Write Downs and/or Subsidized Infrastructure Costs	-Administer program in conjunction with C.D. Dept. -Encourage private developers to utilize program			-HUD provides monies for program funding	-Request grant funds from HUD -Administer program				
1.f-Energy Conservation Library	-Provide support for program through promotion to builders/developers and general citizenry.	-Planning and Building Departments supply materials or information to be requested	-Provide technical assistance on energy conservation programs		-Provide funds for library materials acquisition -Assist with program publicity through other C.D. Dept. activities.				-Utility Companies make available resource materials and conservation techniques
1.g-Housing Information Hot Line	-Promote program in City	-Assist in training operational personnel (optional)		-HUD supplies grant monies for program operation and a variety of printed materials	-Fund and operate program				-Private organization to operate program (optional)
1.h-Housing Information Outreach program	-Promote program in City -Assist in identifying persons/organizations to provide program expertise		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers, lending institutions assist C.D. Dept. with program information



TABLE 5-1
AGENCY COORDINATION SUMMARY
CITY OF WASCO

RESPONSIBLE ENTITY									
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.a-HUD Section 8 Housing Assistance Payments Program	-Assist in site evaluation -Insure project meets defined housing needs	-Provide technical support, if appropriate	-Provide technical support, if appropriate	-HUD allocates funds for Housing Assistance payments	-Provide technical support, if appropriate	-Assist private developer to initiate project (optional)			-Private developer initiates project -Lending institutions provide favorable mortgage rates
1.a(1)-Section 8 Program for Elderly and Handicapped	-Assist in site evaluation -Assist in determination of need -Assist in formation of non-profit organization (if appropriate)	-Provide technical support, if requested	-Provide technical support, if requested	-HUD allocates funds for Housing Assistance payments -Considers need for this housing type and gives priority over family units	-Provide technical support, if requested	-Assist in formation of non-profit organization (if appropriate)			-Private developer initiates project -Non-Profit sponsor initiate project
1.b-HUD Section 235 Homeownership Program	-Assist developer in site evaluation -Assist in verification of need -Identify qualified units	-Provide technical support, as appropriate	-Provide technical support, if required	-HUD provides mortgage insurance -HUD provides interest subsidy on mortgage -HUD provides advanced commitments to buyers	-Provide technical support, if appropriate				-Developers initiate project -Lending institutions participate in program
1.c-Farmers Home Administration Section 515 Rental Housing Program	-Assist in formation of non-profit organization -Assist in identifying limited profit organizations -Provide technical assistance/information to developers -Assist in site evaluation -Assist in program promotion to citizens, as appropriate			-FmHA provides project financing -HUD approves Section 8 Housing Assistance payments	-Assist in formation of non-profit organization, if appropriate	-Assist in formation of non-profit organization -Assist in identification of limited profit organizations -Administer Section 8 Housing Assistance Payments Program (optional)			-Developers initiate and manage project



Consistency With The General Plan

As stated earlier in this chapter, the Housing Element is one of nine elements required for inclusion in the General Plan. The state legislation requires that these nine elements be integral to the General Plan, as well as maintaining a level of consistency that supports the goals and objectives of the exercise in its entirety. While all elements of the General Plan could conceivably affect the policies and programs identified in the Housing Element, the Land Use Element and the Circulation Element have a more critical bearing on the implementation of housing policies and programs.

The Land Use Element identifies the amount and location of land proposed for residential development in the City of Wasco. It also illustrates the relativity of residential areas to other land uses, such as commercial, industrial, open space, etc.

The Circulation Element identifies transportation corridors in the City and designates existing and proposed corridors according to their respective levels of service, i.e. freeway, major and minor collectors, local streets, etc. Access can determine the nature of existing land uses and is a major consideration in shaping future land uses. The necessity of these two Elements being carefully coordinated is especially critical to the Housing Element, due to the cause-and-effect nature of the processes relative to all three.

Presently, the City of Wasco has six of the General Plan elements, all of which were completed prior to 1973, with the exception of the Land Use Element. The Land Use and Circulation Elements were originally prepared in 1964, but the Land Use Element was revised in 1976. The previous Housing Element was prepared in 1972, and the Open Space, Conservation and Public Service Elements were completed in 1973.

To assist the City in evaluating environmental impacts associated with development throughout the City, a Master Environmental Impact Report was prepared in 1976. The City is now in the process of developing four new General Plan Elements: the Scenic Highway Element, Noise Element, Seismic Safety Element and Safety Element.

During the preparation of this document, all existing plans were reviewed in an effort to maximize consistency where goals and objectives were still relevant. The Housing Element of 1972 contained goals and objectives of a general nature. While many of the goals and objectives in the 1972 Plan were utilized, the current Element has been expanded to reflect the changing political climate and community profile stressed as a result of the citizens' meetings.

As mentioned previously, the City is in the process of developing four new General Plan Elements. The process, however, is in the initial stage and all information was not available for consideration during the preparation of this document. City staff will be monitoring the development of these four Elements and, should conflicts arise during the review of the Housing Element, those issues should be resolved prior to the finalization of all documents. Upon completion of these new Elements, revision of the remaining elements should occur to insure overall consistency among General Plan elements.

6

Housing Opportunities

The ability of a community to provide a suitable climate for the development of housing to meet the needs of residents from all economic segments is largely dependent on opportunities within the community which avail themselves to the development of housing. Opportunities for housing are determined primarily by the availability of sites which can accommodate a range of housing unit types. Housing opportunities are often tempered by constraints imposed by both the private and the public sectors. Local land use controls and infrastructure capacities can constitute constraints to housing development, as can construction costs for low and moderate income units which are incurred by the developer. Chapter 6 provides an analysis of the various opportunities and constraints that are specific to the development of housing in the City of Wasco.

Chapter 6 responds to the requirements of Government Code Section 65583 which relate to the inventory/identification of available housing sites and an analysis of the governmental constraints/opportunities as they relate to the provision of housing for all income segments within a community. Communities that do not have existing standards and plans that facilitate the development of housing should seek to initiate and/or amend their planning process so that requirements set forth in the Housing Element are attainable. A comprehensive review must be undertaken by the governmental and regulatory bodies of the community to inventory available sites, to assess service and infrastructures capacities, and to identify prevailing market conditions. This chapter addresses each of these needs in the following sections:

- o The Land Use Inventory identifies the amount of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, which may be utilized to meet the projected housing need through 1985.
- o The community's ability to provide a suitable climate for site development for housing is largely dependent upon the community's ability to provide adequate services and infrastructure (roads, water and sewer, etc.) to the sites. Chapter 6 provides an inventory and assessment of community services and infrastructure, as well as citing certain limitations to same. Table 6-2 contains information which serves as an overview of this section.

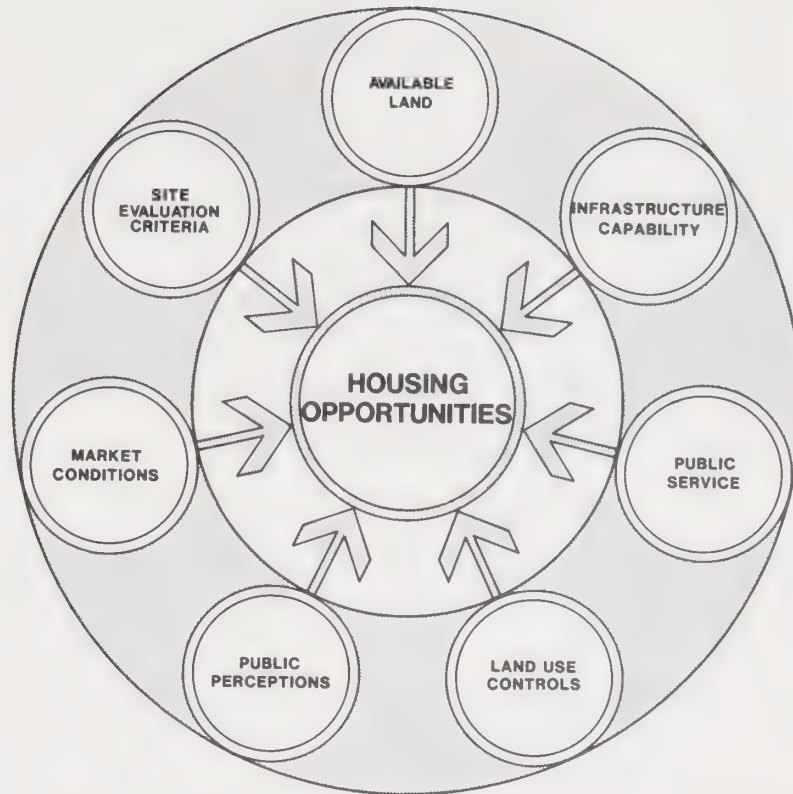


FIGURE 6-1 - COMPONENTS OF HOUSING OPPORTUNITIES

- o As discussed above, market and governmental constraints must be considered in determining the ability of a City to meet housing needs. These constraints have been extrapolated from the minutes of numerous public meetings held in the City and from discussions with City staffs, and are set forth in this section. A consensus of public perception that may constitute constraints is outlined, as well, since public opinion often serves as either an impediment of a catalyst in efforts of this nature.
- o The community follows set standards for the development of housing in the area. Their criteria for assessing the suitability of housing sites is outlined. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration; therefore, requirements imposed by these entities are identified.

The four components outlined above combine to formulate actual opportunities for housing development in the City of Wasco.

Land Availability

The determination of whether or not a community has an adequate supply of vacant developable land to meet its projected housing need is a requirement of AB 2853. This analysis was based on an October 1981 vacant land assessment provided by the City of Wasco.

The vacant land available for housing development within the City of Wasco has been divided into five classes. These classes are differentiated by the existing degree of development. The degree to which the land is developed will affect the length of time necessary for housing construction to begin. The classes are defined as follows,¹ and correspond to the data in Table 6-1 and Figure 6-2:

Class 1: Developed Land - Land consisting of lots or parcels that have been completely developed. The only requirement necessary for housing construction is a building permit.

Class II: Partially Developed Land - Land which has been subdivided but that will require completion of off-site facilities (public improvements) prior to or concurrent with housing construction.

Class III: Planned Developments - Planned developments are subdivisions for which a tentative map has been approved. The planned developments are in various stages of processing - some have final maps ready for recordation, others are just being submitted to the City for the first plan check.

Class IV: Undeveloped Land in Residential Zones - Residentially zoned, undeveloped land which would require full development - from the filing of a subdivision map to construction.

Class V: Undeveloped Land in Reserve - Land designated as urban reserve may be developed for residential use as the need arises. There are currently 300 acres with an urban reserve designation. The City would also allow some urban reserve land to be developed for commercial use.

Since 1975, the City's building permit records indicate that an average of 100 units per year have been issued. This figure includes both single family and multiple family units. Based on 100 dwelling units per year, it would take 11.2 years to build-out Classes I, II, III or IV type development sites. It would take an additional 12 to 16 years to build-out Class V type sites.






¹Definitions per the City of Wasco, October 1981.

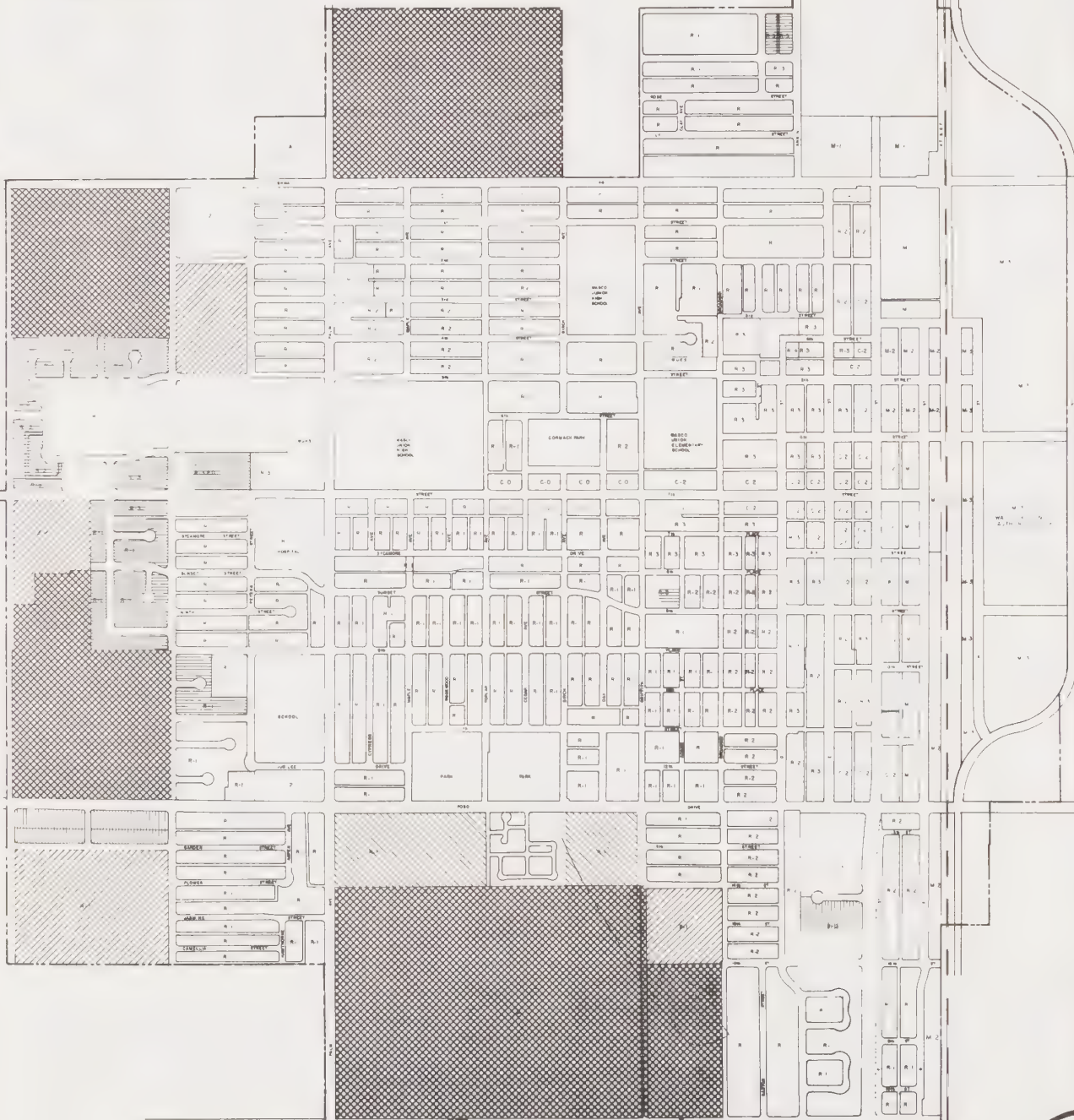
TABLE 6-1
VACANT LAND ANALYSIS
CITY OF WASCO
1981

Vacant Land Classification	Potential Dwelling Units (by Type)	
	SF	MF
Class I	130	350
Class II	-0-	220
Class III	230	60
Class IV	<u>130</u>	<u>-0-</u>
Sub Total	490	630
Class V		
Minimum Units	1200	
Maximum Units	1600	
Total Potential Units (all types and classes):		
Minimum	2320	
Maximum	2720	

Source: City of Wasco, 1981

LEGEND

-  Class I: Developed Land
-  Class II: Partially Developed Land
-  Class III: Planned Developments
-  Class IV: Undeveloped Land In Residential Zones
-  Class V: Undeveloped Land in Reserve



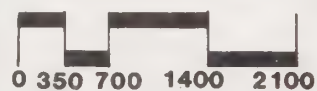
CITY OF WASCO HOUSING ELEMENT

6-2

VACANT LAND ANALYSIS

SOURCE: EDAW Inc.

SCALE:(in feet)



Prepared by:
EDAW inc.



Utilities and Services

The ability and willingness of the community to provide adequate infrastructure and services for new housing development is an important element in meeting future housing needs. Requirements that are placed on the developer in terms of providing utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market. The section below provides an assessment of these utilities and public services, as well as a forecast for future development. This data was obtained primarily through conversations with local government utility officials. A comprehensive overview of all utilities and public services in the City of Wasco is presented in Table 6-2, Page

DOMESTIC WATER

The Wasco Public Utility District is the purveyor of domestic water to residents in the city. In addition, the district is also the responsible agency for the sewage treatment plant and sewer collection system. All lands within the city must be annexed to the district before water is supplied or connections to the sewage system are made. The cost for such annexations is \$600 per acre plus \$500 for administration fees.

Water is currently provided from eight (8) wells scattered throughout the City. One new well may be required before 1985 to meet the needs of the projected population.

Water quality is considered to be good and there have been no complaints of nitrate or salt intrusion. Water quality is controlled by the State Health Department; they have given Wasco water an excellent rating.

Charges for water supplied by the district are as follows:

1. Single Family Residential - Costs vary from \$8 to \$9 per month depending on size of lot.
2. Multi-Family Residential - Cost is based on metered use which varies from 35¢ to 70¢ per 100 cubic feet.
3. Commercial - Costs vary from \$14 to \$33 per month depending on quality used.

In addition to the monthly charge for operation and maintenance of the system, there is a one-time new connection charge of \$350 per acre for the construction of new wells, trunk lines and other off site improvements.

WASTEWATER TREATMENT

Construction for the expansion of the existing sewage treatment plant was completed in 1979. The plant expansion included the addition of a secondary treatment system and the expansion and remodeling of the primary treatment system. The plant was designed for a capacity of 1.2 MGD. At the design stage, the

state would not approve expansion of the plant based on the projected growth and needs submitted by the Wasco Public Utility District's engineer.

On November 18, 1980, the Wasco Public Utility District imposed a moratorium on all annexations to the district. This resulted from the design capacity being exceeded on several occasions between January 1980 through October 1980.

After a study by the district's engineers and implementation of corrective measures to increase plant efficiency, the moratorium was lifted on June 9, 1981. The measures implemented by the district will temporarily relieve the situation. New development is now being considered on a project by project basis. Based on growth projections it is doubtful that the sewage treatment plant will meet the city's needs through 1985 without additional expansion.

At present, the City's wastewater collection system can accommodate existing demands. The only constraint through 1985 may be the main 15 foot trunk line from the city to the treatment plant. The existing line has a capacity of approximately 1.6 MGD. However, during peak hours, this has been exceeded. The capacity of the line must be constantly monitored; consequently, development is considered only on a project by project basis.

Construction of the Wasco Master Storm Drain System is over 95 percent complete. The system consists of lines throughout the City and a 48 inch and 24 inch trunk line that extends to the groundwater recharge basin west of the City. There are no constraints to construction with regard to storm drainage.

There is a fee of \$1000 per acre for development of future storm drain lines and facilities.

SOLID WASTE

The landfill site which serves Wasco is located one mile north of Lerdo Highway on Scofield. The Kern County Public Health Department has the responsibility of maintaining the site as well as locating a new facility once the site is filled. According to the health department, the Lerdo Site has a remaining life in excess of 25 years. Therefore, Wasco is assured of having adequate solid waste disposal through 1985.¹

¹Based on a conversation with Jack Kennedy, Kern County Health Department, July 13, 1979.

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→ STORM DRAINAGE

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¹Based on a conversation with Jack Kennedy, Kern County Health Department, July 13, 1979.

ENERGY

Electricity is provided to Wasco by Pacific Gas and Electric Company (PG & E).¹ PG & E does not anticipate any problems in continuing to meet the needs of Wasco residents or foresees user costs to be affected by population growth. Planning for electricity provision in new developments is done on a project by project basis.

The Southern California Gas Company is responsible for the provision of gas to Wasco. There are no load or pressure problems and no foreseeable constraints to providing service to future developments in the City through 1985.²

EDUCATION

A. HIGH SCHOOL

The high school services are provided by the Wasco Union High School District. The high school has a capacity of 1,000 students, but current enrollment is 748 students. As indicated in Table 6-2, the enrolled population has fluctuated since 1975. Population increases through 1985 can be accommodated in the existing high school facilities.

B. ELEMENTARY SCHOOLS

The elementary school services are provided by the Wasco Union Elementary School District and private parochial schools, as indicated in Table 6-2. The parochial schools are at maximum capacity. The elementary schools have a combined capacity of 2,200 students. The average daily attendance (ADA) for 1981-1982 of 1,608 is below the capacity. However, the sharp rise in attendance from 1978-1979 to 1981-1982 in the K to 3 grades have caused an impact on room capacity. At present, there are plans for seven portable classrooms which will be in operation in the 1982-1983 school year. This should be adequate for population increases through 1985.

¹Based on a conversation with Lou Holvek, Pacific Gas and Electric, July 13, 1979.

²Based on a conversation with Alan Suhary, Southern California Gas Company, July 12, 1979.

TABLE 6-2
AVERAGE DAILY ATTENDANCE (ADA)
WASCO UNION SCHOOL DISTRICT
1974-1979

<u>School Year</u>	<u>Elementary Parochial</u>	<u>Elementary Public</u>	<u>High School</u>
1974 - 1975		1,576	830
1975 - 1976		1,577	912
1976 - 1977		1,515	903
1977 - 1978		1,419	906
1978 - 1979		1,380	880
1979 - 1980	249	1,352	829
1980 - 1981	252	1,532	771
1981 - 1982	270	1,608	740

PARKS AND RECREATION

The Wasco Recreation and Parks District is in charge of the operations and maintenance of the City's 18.25 acres of parks. In addition to City parks, the County operates a 9-acre park in Wasco. Most of the City's recreation facilities are located on these park sites. These consist of 3 ball fields and 2 pools.

Plans for the near future include the possibility of building a community center or senior center for Cormack Park.

The major constraint to providing and maintaining adequate park facilities is funding. Available funds have decreased since Proposition 13. However, with the completion of the new 20-acre park, Wasco will have sufficient park and recreation areas to accommodate the projected population increase through 1985.¹

FIRE PROTECTION

Fire protection is provided to Wasco by the Kern County Fire Department. Four to five regular firemen and nine call firemen provide adequate service to the existing population. Response time is approximately one minute and the Department is rated "4", a good rating, by the Insurance Service Office (ISO). Presently there are only a few areas in Wasco where there is a deficiency in fire protection due to the number of older structures. There is no problem with supplying the future population through 1985 with adequate fire protection, according to the Department.²

¹Based on a conversation with Brad Tomasihi, Wasco Park and Recreation District, July 11, 1979.

²Based on a conversation with Captain Warren Mays, Kern County Fire Department, July 9, 1979.

HEALTH SERVICES

Wasco has its own 25-bed hospital, the North Kern Hospital, as well as a clinic. The hospital provides 24-hour emergency service and short term acute patient care. In addition, the Wasco Ambulance Service operates 24 hours a day and can respond to calls within 3-5 minutes. Aside from a doctor and nurse shortage in Wasco, the health care services are excellent. If additional medical staff can be attracted to the City, there should be no problem in providing adequate care through 1985.¹ A new hospital administrator is actively recruiting three to four doctors and a new director of nursing.²

POLICE PROTECTION

The Wasco Police Department is presently providing adequate protection to the City's residents. There are currently 18 sworn officers. While it is likely that additional officers will have to be employed to service an increased population, there are no constraints to expanding their operation to accommodate the demand for police services through 1985.³

SUMMARY

The City of Wasco does not have any major constraints to providing adequate services through 1985. Aside from funding for maintenance and expansion of the Community Park system and attracting medical staff to the City, all services and facilities can be expanded to meet future demands if the need arises.

The chart found in Table 6-3 on the following page illustrates, at a glance, the status of infrastructures and services in the City, as well as a forecast for the City's ability to accommodate future growth.

¹Based on a conversation with Guen Gottfried, Assistant Hospital Administrator, North Kern Hospital, July 17, 1979.

²George Anast, January 1980.

³Wasco Master Environmental Impact Report, Wasco Police Department

TABLE 6-3
UTILITIES AND SERVICES AVAILABILITY

City of Wasco
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	Wasco Public Utility District	-Accommodating existing population - 8 wells	- Adequate through 1985 - One new well may be required	Funding
SEWER	Wasco Public Utility District	-Accommodating existing population -New treatment plant has 1.2 mgd capacity -Current operating capacity inadequate through 1985	At present growth rate, plant capacity should be increased from 1.2 to approximately 1.4 mgd before 1985.	Funding
PARKS AND RECREATION	Wasco Recreation and Park District	-27½ acres of parks (City & County owned) -3 ball fields -2 pools	Possible Community Center in Cormack Park	Funding
EDUCATION	-Wasco Union Elementary School and Parochial School -Wasco Union High School	-Elementary School capacity: 2,200 -Present enrollment: 1608 Public 270 Parochial -High School Capacity: 1000 -Present enrollment: 740	-Easy accommodation through 1985 for High School -Elementary School adequate through 1985	None
SOLID WASTE DISPOSAL	Kern County Health Department	-Population accommodated -Landfill site is one mile north of Wasco	Adequate through 2000	None

TABLE 6-3
UTILITIES AND SERVICES AVAILABILITY

City of Wasco
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	Wasco Public Utility District	-Accommodating existing population - 8 wells	-Adequate through 1985 -One new well may be required	Funding
SEWER	Wasco Public Utility District	-Accommodating existing population -New treatment plant has 1.2 mgd capacity -Current operating capacity inadequate through 1985	At present growth rate, plant capacity should be increased from 1.2 to approximately 1.4 mgd before 1985.	Funding
PARKS AND RECREATION	Wasco Recreation and Park District	-27½ acres of parks (City & County owned) -3 ball fields -2 pools	Possible Community Center in Cormack Park	Funding
EDUCATION	-Wasco Union Elementary School and Parochial School -Wasco Union High School	-Elementary School capacity: 2,200 -Present enrollment: 1608 Public 270 Parochial -High School Capacity: 1000 -Present enrollment: 740	-Easy accommodation through 1985 for High School -Elementary School adequate through 1985	None
SOLID WASTE DISPOSAL	Kern County Health Department	-Population accommodated -Landfill site is one mile north of Wasco 16th Hwy Hwy 99 on	Adequate through 2000	None

Scotfield Road

TABLE 6-3 (continued)
UTILITIES AND SERVICES AVAILABILITY

City of Wasco
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
ENERGY	-Southern California Gas Company (natural gas) -Pacific Gas & Electric (electricity)	Accommodating existing population	Adequate through 1985	None
HEALTH	-North Kern Hospital -Wasco Ambulance Service	-25-bed hospital medical staff shortage -Ambulance response time is 3-5 minutes	Undetermined	Obtaining additional medical staff
FIRE PROTECTION	Kern County Fire Department	-One minute response time -ISO rating: "4" -Accommodating existing population	Adequate through 1985	None
POLICE PROTECTION	Kern County Sheriff's Department	As required to accommodate existing population/situations	Adequate through 1985	None

Housing Production Constraints/ Opportunities

Even the best intentions for the provision of housing to all members of the community can be met with prohibitive constraints. Governmental constraints, such as inflexible land use plans and bureaucratic red tape, are more conducive to change since they are more controllable than market or public perception constraints. Market constraints include economic variables such as high interest rates, inflation, and labor shortages which may interact in the private market as change agents. These economic variables may also be affecting the region as well as the community. Public perception constraints can be crucial to the adoption of housing assistance programs and may determine whether certain housing needs in the community will be met. For example, localities that express a strong "home rule" attitude are more likely to shun federal programs than compromise their autonomy.

Generally, housing constraints can be overcome or coordinated with program alternatives. In order to maximize positive changes, it is essential that these constraints are identified and investigated so that solutions may be explored.

GOVERNMENTAL CONSTRAINTS

Factors related to governmental procedure and the community's development plans and standards may impede the timely and effective construction of needed housing units. Certain problems have been identified in Wasco from data provided by local agencies as well as through comments made at public meetings. The following items represent governmental constraints to meeting identified housing needs in Wasco.

1. Government agencies, other than the City, responsible for the selection of projects to fund tend to choose those developers who have previously been successful using similar financing and programs. While it is logical to finance proven entities, it may discourage others from undertaking housing projects which utilize government funds.
2. Processing time for projects is sometimes delayed due to inefficiencies in the coordination of the inter-departmental plan processing procedure.

MARKET CONSTRAINTS

The costs associated with housing (material, development fees, land, labor and capital) have, with few exceptions, been increasing rapidly for the past decade. These high costs pose a major constraint to the provision of housing people of all economic segments of the community. Construction costs are prohibitive and older homes are in such demand that prices for them are unaffordable to many residents. The following items represent those

market constraints to meeting housing needs in Wasco.

1. The interest rates on borrowed money discourage many homeowners who otherwise would improve and maintain their homes from doing so.
2. While 13 percent of the homes in Wasco are in need of rehabilitation, many families have insufficient incomes to independently finance home improvements. Those in need are the low and moderate income residents who represent 50 percent of the City's total population.
3. Another group who have difficulty purchasing or maintaining homes are the elderly and retired residents who comprise 16 percent of Wasco's population. Not only is financing difficult for them to obtain, but physical limitations often preclude them from fixing their own homes.
4. The rising costs of land, labor and materials have made it impossible for developers to provide new low and moderate cost housing without government assistance.
5. Wasco has land set aside for an industrial park; however, no industries have moved into the area yet. So while increased economic activity is desired, it is difficult to anticipate the number of future employment opportunities that may arise.
6. The downpayments on new units and the front end costs associated with moving into apartments are often prohibitive for those on fixed incomes or limited salaries.
7. The median income in Wasco is \$12,400 per year. Consequently, for the majority of residents, new housing selling for \$45,000-\$50,000 is not affordable.

PUBLIC PERCEPTION CONSTRAINTS

Public perceptions of housing issues may constitute constraints to the development of housing that meets the needs of varying income groups. Several generally held perceptions surfaced in a series of public meetings held in Wasco.

1. Residents have limited knowledge of programs and financing that are available for home purchase or improvement.
2. Local residents are wary of federal programs that impose restrictions on how funds are to be allocated. There is a high degree of community pride and residents desire autonomy.
3. There is a lack of coordination and promotion for efforts to encourage neighborhood and housing improvement. The leadership needed to encourage rehabilitation of dwellings and improve neighborhood amenities must come from within the City.
4. Citizen participation in rehabilitation and conservation to promote citizen activism in these efforts is generally present in service clubs and other citizen and neighborhood organizations, but this potential has not been fully developed.

DEVELOPMENT OPPORTUNITIES

In the previous section, the governmental, market and public perception constraints which sometimes preclude development were discussed. To facilitate development, these constraints need to be modified, or eliminated, if possible. There are, however, opportunities available to the government and the public which, if utilized properly, could stimulate development or at least maximize the development potential. These opportunities are discussed in the section which follows.

Energy Conservation

The conservation of natural energy resources has become an important goal at all levels of government. The state law which governs Housing Elements incorporates this goal by requiring that each Element include a discussion of opportunities for energy conservation in the local housing stock.

Natural energy resources can be conserved in a variety of ways. Energy-saving features can be built into new housing. Housing can be designed so as to take advantage of the natural climate in such a way that heating and cooling needs are reduced, both through the manner in which units are sited and through design of windows and doors, and insulation specifications. Energy-saving devices can be installed in existing dwellings, as can more efficient insulation. Residents can take measures to reduce energy consumption by modifying the way in which they use their appliances.

The City of Wasco will be participating in the County sponsored Energy Conservation Library Program as discussed in Chapter 4. The City will assist in program publicity and encourage builders/developers/private citizens to utilize the library and incorporate energy conservation methods in the development and rehabilitation of units.

Additionally, most major utility companies conduct consumer oriented energy conservation information programs, and some conduct award programs which reward builders whose projects meet certain energy efficiency standards. These programs go far to increase community awareness of the need to conserve and protect our energy resources.

New State Land Use Legislation

AB 2320 - Affirmative Zoning - This new legislation which took effect January 1, 1981, requires that localities zone sufficient vacant land for residential use in relation to zoning for non-residential use at standards and densities appropriate to meet the housing needs defined in the General Plan.

As indicated in a previous section of this Chapter, the City of Wasco has sufficient residentially zoned land to accommodate all types of housing development to 1985 and beyond. No current land use or zoning regulations impose undue restrictions on housing development in the City.

SB 1960 - zoning for Mobilehomes - SB 1960, which became operative on July 1, 1981, provides for the placement of mobilehomes in single family residential zones. It declares that a city (including a charter city) or county shall not prohibit the installation of mobilehomes on a permanent foundation on lots zoned for single family dwellings. However, a locality may comply with this requirement by designating certain lots zoned for single family dwellings for mobilehome use, which lots are determined to be compatible for mobilehome use. The mobilehome use will be subject to no more restrictive development standards than apply to conventional single family dwellings; however, these standards cannot have the effect of totally precluding mobilehomes. (Government Code Section 65823).

To comply with this legislation, on June 15, 1981, the City of Wasco adopted Ordinance 81-280, which established a procedure to allow mobilehomes to be placed on permanent foundations in areas with an R-1 (single family residential) zoning classification. The ordinance identifies standards for placement of mobilehomes, structural criteria for mobilehomes, as well as a review procedure for permit approval.

With the adoption of this ordinance, the opportunity for expanded housing choices is increased.

AB 1151 - Density Bonus Program - To encourage developers to produce additional housing at prices affordable to low- and moderate-income persons, this legislation (Government Code Sections 65915-65918) says that where developers of residential uses reserve at least 25 percent of the units in a project for occupancy by households of low- or moderate-income, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives.

There are no existing ordinances which would preclude the City of Wasco from granting such density bonuses. However, recognizing that this type of program could provide additional low-cost housing in Wasco, the City has plans, as part of the Housing Program portion of this Element, to identify incentives which best meet the City's comprehensive housing, land use planning and fiscal needs.

AB 3252 - Evidentiary Presumptions in Growth Limitation Ordinances - AB 3252, which took effect January 1, 1981, establishes a legal presumption that a growth limitation ordinance has an impact on the supply of residential units in a jurisdiction and surrounding areas (Section 669.5 of the Evidence Code). If such an ordinance is challenged, a locality bears the burden of proving that the ordinance is necessary for the protection of the public health, safety or welfare of the locality. (Certain ordinances are exempt).

The City does not have growth limiting ordinances except as they may relate to the health, safety and welfare of the citizenry (i.e., development which is limited because of lack of water/power, physical/environmental constraints, etc.). The City Council has had a history of encouraging growth and development in the City of Wasco.

Site Evaluation Criteria

Housing plans and specifications are subject to requirements imposed by the City. Additional requirements are sometimes in effect when funding comes from such public agencies as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA). In addition to the City's development requirements, HUD has specific standards in regard to neighborhood composition, accessibility to services, and availability of public transportation. FmHA development standards are primarily concerned with on-site improvements that must be satisfied prior to the approval of funding for a project. The Kern County Community Development Department follows standards set forth by the funding agency, as well as their own and those of the City where the project is to locate. The standards set forth by HUD and FmHA are outlined below.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARDS

Proposed sites for new construction projects must meet the following standards for approval from HUD:

1. The site must have an adequate size, exposure and contour to accommodate the number and type of units proposed; and adequate utilities (water, sewer, gas and electricity) and streets must be available to service the site.
2. The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.
3. The site must not be located in:
 - a. An area of minority concentration unless sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration or the project is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area. An overriding need may not serve as a basis for determining that a site is acceptable if the only reason the need cannot be met is that discrimination on the basis of race, color, religion, creed, sex or national origin renders sites unavailable outside areas of minority concentration.

- b. A racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.
- 4. The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- 5. The site must be free from adverse environmental conditions, natural or manmade, such as instability, flooding, septic tank back-ups, sewage hazards, or mudslides; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; rodent or vermin infestation; or fire hazards. The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable elements predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
- 6. The site must comply with any applicable conditions in the local Housing Assistance Plan approved by HUD.
- 7. The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
- 8. Travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive. (While it is important that elderly housing not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.)
- 9. The project may not be built on a site that has occupants unless the relocation requirements referred to in § 880.209(a) are met.
- 10. The project may not be built in an area that has been identified by HUD as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, unless the project is covered by flood insurance

as required by the Flood Disaster Protection Act of 1973, and it meets any relevant HUD standards and local requirements.¹

FARMERS HOME ADMINISTRATION STANDARDS

Proposed sites for new construction must meet the following FmHA requirements:

1. The site must have good drainage and be provided with sewer, water, power and garbage collection.
2. There must be at least two points of access to the site.
3. Cul-de-sacs must have turning room for safety vehicles.
4. Community standards for streets will be upheld at the minimum.²

¹Federal Register/vol.44, No 114 Section 880.206/
Tuesday, June 12, 1979.

²FmHA, Bakersfield office.

7

Regional Housing Allocation Plan

A major part of the 1977 State Housing Element Guidelines was a Fair Share Housing Allocation Plan which was to be developed by the Council of Governments for each region. The purpose of developing a fair share plan was "to provide localities with a general measure of local responsibility for addressing a fair share of the market area housing need." The guidelines also stated that "the fair share allocation will provide each locality with a presumptive identification of housing needs for which adequate provision must be made in the housing element."

All local jurisdictions were to be in compliance with the 1977 Housing Element guidelines by April of 1980. However, before the guidelines could be completely implemented on a Statewide basis, the State legislature approved Assembly Bill 2853 which provides an optional path for cities in addressing their housing needs and for the Council of Governments in preparing the Regional Housing Allocation Plan.

With the adoption of AB 2853 (Article 10.5, Section 65584 of the California Government Code), the Fair Share Housing Allocation Plan requirement was revised to a Regional Housing Allocation Plan. The Fair Share Plan (a requirement of the 1977 State Housing Element Guidelines) was to address non-market rate housing, primarily for low- and moderate-income persons. The Regional Housing Allocation Plan must address not only the non-market rate housing, but the housing needs of persons of all income levels.

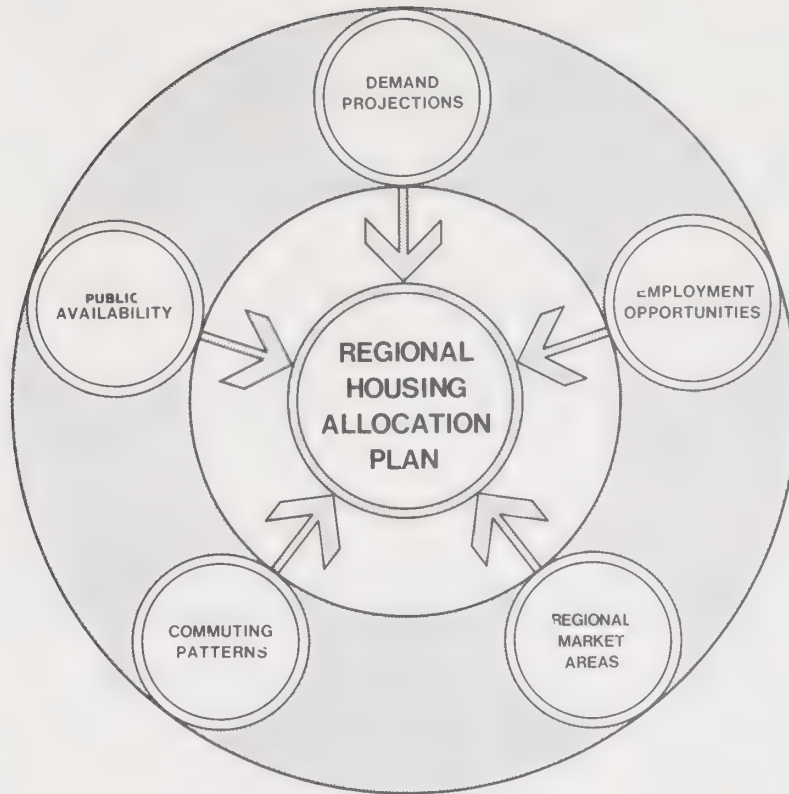


FIGURE 7-1 - ELEMENTS OF THE REGIONAL HOUSING ALLOCATION PLAN

Section 65584 establishes criteria that must be taken into consideration when determining the local jurisdictions' share of the regional housing need. "The distribution of regional housing needs, shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers." The legislation also provides that "the distribution shall seek to avoid further impaction of localities with relatively high proportions of lower income households."

Not only are local housing needs to be discussed, but "based upon data provided by the Department of Housing and Community Development relative to the statewide need for housing, each Council of Governments shall determine the existing and projected housing need for its region."

Portions of the Regional Housing Allocation Plan which are relevant to the Wasco area are found in Chapter 7. The Plan was based on the best information which was available during the time frame of this study, as prepared by the Kern County Council of Governments.

STATE POPULATION AND HOUSING PROJECTIONS

In accordance with AB 2853, the State Department of Housing and Community Development has prepared population and housing projections for both the State and the Kern region. The State has used the 1980 U. S. Census housing counts and developed an estimated number of households that are needed to adequately serve the 1980 population. The State has further developed projections for population and households for the years 1981 through 1986.¹ These estimates are reflected in Table 7-1.

As shown in Table 7-2, the State has also identified the percentage which must be applied to the overall population totals, to determine the number of households that are required to meet the needs of the different income groups. Table 7-2 reflects both the income breakdowns for the State of California and the Kern region.

TABLE 7-1

	State of California		Kern Region	
	Population	Households	Population	Households
1980	23,668,562 ²		403,089 ²	
1980	23,773,000	8,668,400	405,600	140,700
1981	24,200,600	8,884,200	416,000	144,900
1982	24,628,200	9,103,300	426,300	149,200
1983	25,055,800	9,325,900	436,700	153,500
1984	25,483,400	9,551,600	447,000	157,800
1985	25,911,000	9,780,800	457,400	162,200
1986	26,309,800	9,952,700	466,800	165,500

¹It should be noted that the data portions of this Housing Element were prepared prior to 1980. The Regional Housing Allocation Plan was prepared using 1980 Census figures and other population projections provided by the California Department of Housing and Community Development in June 1981. This explains the apparent data discrepancies between Chapter 7 and the other Chapters of this document. Appendix G of this Housing Element contains a comparison of the 1980-1985 Housing Element population projections and the actual 1980 Census figures.

²This number is based on the 1980 Census, April 1, 1980. All other numbers are projections based on a July 1st date for the year indicated.

Prepared by the Department of Housing and Community Development using Department of Finance E-150(revised) population projections published April 1981.

Issued June 1981 by the Department of Housing and Community Development, State of California.

TABLE 7-2

Estimated Proportions of Households
in Various Income Groups, 1970

<u>Income Groups</u> ¹	<u>State of California</u>	<u>Kern Region</u>
Very Low	25%	26%
Other Lower	16%	22%
Moderate	23%	22%
Above Moderate	<u>36%</u>	<u>30%</u>
TOTAL	100%	100%

Note: Estimates are based on 1980 definitions of the above income groups as contained in State law and implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1970 census income data.

¹ Definitions for the various income groups can be found on Page 7-5.

DEFINITIONS OF INCOME GROUPS

The following definitions of income groups were used in the preparation of the Regional Housing Allocation Plan. They are consistent with income group categories utilized elsewhere in the Housing Element.

Very Low Income

The income for a four person household is income not exceeding 50% of the actual median family income of the metropolitan area or non-metropolitan county. Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit = .7 times 4 person limit, etc.).

Other Lower Income

Income above the "very low income" limits but not exceeding the following:

In metropolitan areas: The income limit for a four person household is income not exceeding the higher of median family income of the metropolitan area.

In non-metropolitan areas: The income limit for a four person household is income not exceeding the higher of median family income of the County.

Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit - .7 times 4 person income limit, etc.).

Moderate Income

Income above the "other lower income" limits but not exceeding the following: The income limit for a four person household is income not exceeding 120% of the median income used to compute the "other lower income" limits. Income limits for other household sizes are calculated using the same household size adjustment factors as were used for "other lower income" households.

Above Moderate Income

Income above the "moderate income" limits.

Note: The estimated 1980 median income for the Kern Region is \$14,800.

REGIONAL HOUSING AREAS

Assembly Bill 2853 requires that Council of Governments for the area determine the existing and projected housing needs for its region. The legislation further states that consideration be made for market demand of housing. The California Department of Housing and Community Development staff recommend that the criteria spelled out in the legislation be used to determine housing market areas.

Therefore, based upon the criteria in the legislation, the County of Kern has been divided into five housing areas. These housing areas are:

- Antelope Valley Housing Area
- Indian Wells Valley Housing Area
- Mountain Housing Area
- San Joaquin Valley Housing Area
- Westside Housing Area

Using the 1980 U. S. Census and the California Department of Housing and Community Development regional estimates, the number of total housing or dwelling units was determined for each housing area and projected to 1985. The second step in the process required that the number of households be determined by using the vacancy rates and family size. The total estimated number of households was determined and projected to 1985. Table 7-3 reflects these calculations.

Assembly Bill 2853 requires that the housing need of persons in all income levels be addressed. The California Department of Housing and Community Development, using the 1970 U. S. Census, developed "Estimated Proportions of Households in Various Income Groups." These percentages are to approximate the proportion of households in the four income groups.

By using these State percentage estimates and the needs identified in the draft Housing Elements of the cities and county, the number of households for the various income groups have been estimated for 1980 and 1985.

TABLE 7-3

Regional Housing Needs
by
Housing Area

	1980		1985	
	Total Dwelling Units	Total Estimated Households	Projected Dwelling Units	Projected Households
Antelope Valley Housing Area Military Housing 2,411 ¹	7,467	6,773	8,060	7,795
Indian Wells Valley Housing Area Military Housing 1,706 ¹	8,292	8,014	10,838	10,307
Mountain Housing Area	12,794	8,254	20,365	13,577
San Joaquin Valley Housing Area	113,002	109,324	125,358	121,107
Westside Housing Area	<u>10,012</u>	<u>8,492</u>	<u>10,797</u>	<u>9,432</u>
REGIONAL TOTALS	151,567	140,857	175,418	162,218

¹ Military housing is not included in housing area or regional totals.

Source: 1980 U. S. Census, Department of Finance, Department of Housing and Community Development, Kern COG, Kern County Planning Department.

TABLE 7-4

Estimated Proportions of Households
in
Various Income Groups
for
The Kern Region

	Percentage	1980	1985
Income Groups:			
Very Low ¹	26%	36,620	41,895
Other Low ¹	22%	30,986	36,144
Moderate ¹	22%	30,992	35,843
Above Moderate ¹	<u>30%</u>	<u>42,259</u>	<u>48,336</u>
REGIONAL TOTALS	100%	140,857	162,218

¹Definitions for the various income groups can be found on Page 7-5.

Source: California Department of Housing and Community Development.

TABLE 7-5

Kern Region Estimated Households
Distributed by Income Groups

	1980				Total Estimated Households
	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	
Antelope Valley Housing Area	1,665	1,593	1,549	1,966	6,773
Indian Wells Valley Housing Area	1,096	1,571	2,162	3,185	8,014
Mountain Housing Area	1,811	2,484	1,937	2,022	8,254
San Joaquin Valley Housing Area	29,490	23,739	23,346	23,749	109,324
Westside Housing Area	<u>2,558</u>	<u>1,599</u>	<u>1,998</u>	<u>2,337</u>	<u>8,492</u>
REGIONAL TOTALS	36,620	30,986	30,992	42,259	140,857

¹Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the Cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco, Metro Bakersfield and Kern County.

TABLE 7-6

Kern Region Estimated Households
Distributed by Income Groups

	1985				Total Estimated Households
	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	
Antelope Valley Housing Area	1,888	1,852	1,790	2,265	7,795
Indian Wells Valley Housing Area	1,500	2,066	2,758	3,983	10,307
Mountain Housing Area	3,007	4,109	3,174	3,287	13,577
San Joaquin Valley Housing Area	32,693	26,342	25,901	36,171	121,107
Westside Housing Area	<u>2,807</u>	<u>1,775</u>	<u>2,220</u>	<u>2,630</u>	<u>9,432</u>
REGIONAL TOTALS	41,895	36,144	35,843	48,336	162,218

¹Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Element of the Cities of Arvin, California City, Delano, McFarland, Ridgecrest, Shafter, Taft, Maricopa, Tehachapi, Wasco, Metro Bakersfield and the County of Kern.

SAN JOAQUIN VALLEY HOUSING AREA

The San Joaquin Valley Area is located in the central part of the County, and includes the Bakersfield Metropolitan Area, as well as the incorporated cities of Arvin, Delano, McFarland, Shafter and Wasco.¹ It is bound on the east by the Sierra Nevada Mountains, on the south by the Tehachapi Mountains, on the west by the Westside Housing Area, and on the north by the County line. The housing area represents the extreme southern end of the State's great central valley. It is the most populous housing area in the region and the one most oriented toward agriculture.

Employment Opportunities

Located in the area are several oil companies, extensive agriculture, two major railroads (Southern Pacific and Santa Fe), and within the Bakersfield Metropolitan Area, urban service jobs such as retail, medical, governmental and educational provide for a varied employment opportunity.

Availability of Suitable Sites and Public Facilities

The San Joaquin Valley Housing Area has the potential for 124,105 additional dwelling units. Of this total, an estimated 91,800 potential units are located in the Bakersfield Metropolitan Area. Within the Bakersfield Metro Area, public water and wastewater are available to 33,500 potential units. There are also an additional 26,276 units that have some public water and wastewater available.²

In the City of Arvin, 1,748 potential dwelling unit sites have been identified. Adequate water is available for future development. However, the City is severely constrained due to an inadequate sewer plant and deterioration of wastewater lines. A grant has been approved for construction of a new plant and replacement of lines. The project is expected to be completed by 1984. Limited new development is possible, but strictly on a site by site evaluation due to the wastewater line limitations.

¹As Wasco is part of the San Joaquin Valley Housing Area, data for every city and Metropolitan Bakersfield is included in this discussion. Additional statistical analysis for Metropolitan Bakersfield and the Cities of Arvin, Delano, McFarland and Shafter (equivalent to the data contained in Chapter 3 and 6 of this Housing Element) can be found in the Housing Elements for each of the aforementioned cities.

²Detailed information on the availability of adequate sites and public facilities in the Wasco area can be found in Chapter 6 of this Element.

The City of Delano estimates that there is a potential of 11,411 dwelling unit sites within the City. The wastewater facilities have the capacity to serve an additional 2,072 units. Adequate space is available at the treatment facility for future expansion. The City is presently studying the future requirements for public water facilities within the City.

The City of McFarland estimates that 2,565 potential dwelling unit sites exist within the City. Both the water and wastewater systems are adequate to provide service to additional residential development.

The City of Shafter has the potential of an additional 1,183 residential units. The City projects that water and wastewater facilities would be adequate to provide service to new residential development.

A total of 2,420 potential dwelling unit sites were estimated by the City of Wasco. It is estimated that approximately 400 additional dwelling units could be served by the existing wastewater system. The present water system is adequate to provide service to future residential developments.

The unincorporated Community of Buttonwillow has the capacity for an estimated 560 potential dwelling units. It appears that the present water and wastewater systems are adequate to provide services to the existing community, however, any additional development will require the extension of public services.

The Community of Lamont has the potential for an additional 7,973 dwelling units. At present, this community has public water and wastewater services sufficient to serve the existing development. There is suitable space for additional residential development in a fairly wide range of densities, however, such development would require expansion of existing systems or the development of new systems.

The remaining unincorporated portion of the San Joaquin Housing Area is estimated to have the potential for an additional 4,445 dwelling units. However, public sewer and water are only available to one area, the interchange at Interstate 5 and State Highway 58. (A public water system serves the Community of Lost Hills, however, Lost Hills has experienced severe limitations on septic systems due to adverse soil conditions.)

For the remaining portions of the San Joaquin Valley Housing Area, suitable land is available for residential development; however, new water and wastewater facilities would have to be provided.

Based on a review of the potential residential sites in the San Joaquin Valley Housing Area, an estimated 40,600 sites or approximately 30 percent of the total potential sites in the area have adequate public facilities to provide service.

Commuting Patterns

Detailed information is not available for commuting patterns within Kern County. However, based on common knowledge of the area and discussions with local officials and major employers, the following general information has been developed:

Due to the rather wide employment opportunities within the San Joaquin Housing Area, the majority of employment commuting is done within the area itself. It is known, however, that a large number of persons do commute to the Westside Area, to work in the oilfields and in agriculture. No estimate is available. Farmworkers are primarily bused from within the area to outlying sites (see Farmworkers Housing Section).

Farmworker Housing

Farmworkers do not tend to follow the traditional migration patterns that were established in the past decades. Farmworkers now tend to reside in centralized areas and work through labor contractors on a daily basis. Farmworkers are transported from central locations to work locations in the field.

It appears that migrant farmworker camps are slowly disappearing in Kern County. It is estimated that only about a dozen privately operated migrant camps remain in Kern County. The Kern County Housing Authority operates two migrant camps totaling 200 units. These camps are only operated six months each year.

All of the farmworker housing that has been specifically identified in Kern County is in the San Joaquin Valley Housing Area. There is an estimated 1,600 units of public and private year round farmworker housing located in this housing area. The Kern County Housing Authority and the Wasco Housing Authority operate a total of 390 units of farmworker housing in these housing projects.

The Farmers Home Administration estimates that they have approximately nine hundred 502 Home Loan Program units located in the San Joaquin Valley Housing Area that are occupied by farmworkers. The 502 Home Loan Program units are primarily located in Lamont, Arvin, McFarland, Wasco, Shafter, and Buttonwillow. It is estimated that the Farmers Home Administration also has 221 rent subsidized privately-owned units that are occupied by farmworkers. These units are located in Shafter, Wasco, Lamont and Arvin. It should be noted that the Farmers Home Administration is presently considering several additional projects.

The Delano area presently experiences an increase of approximately 5,500-6,000 farmworkers during various cycles of the pre-harvest and harvest activity. With Delano's yearly and harvest-period vacancy rates (which are 3 percent and less than 1 percent, respectively), providing adequate housing for these migrant residents will be difficult. Various housing alternatives will have to be implemented to mitigate the cumulative housing demand in the community.

Type and Tenure of Housing

A review of the housing stock of the San Joaquin Valley Housing shows that single family dwelling units account for 74 percent or 83,622 dwelling units. However, unlike the other housing area, the second largest category of housing is multi-family. The multi-family category represents 20 percent or 22,600 dwelling units, while mobile homes only account for 6 percent or 6,780 dwelling units.

The owner/renter housing pattern for the San Joaquin Valley Housing Area is very similar to that of the region. An estimated 72,321 or 64 percent of the households are owner occupied while 40,681 or 36 percent of the occupied units are rentals.

Market Demand

The market demand for housing based on population trends for the San Joaquin Valley Housing Area shows an estimated 2,308 new households being formed per year or 11,541 for the period of 1980-1985. Taking into consideration the changing trend in household size and the rather stable vacancy rate, it is estimated that an additional 11,800 dwelling units will be required to meet this projected demand.

Note: The information contained in this section was obtained from the following sources: The draft Housing Elements from the Cities of Arvin, Delano, McFarland, Shafter, Wasco, the Metro Bakersfield and the County of Kern; Potential Site Supplemental Reports from the Planning Departments of the Cities of Arvin, Bakersfield, Delano, McFarland, Shafter, Wasco, and Kern County; the 1980 U. S. Census of the Population; the Department of Housing and Community Development Estimates; the Kern County Housing Authority; the Wasco Housing Authority; the Department of Agriculture-Farmers Home Administration.

TABLE 7-7

Estimated Total Households
San Joaquin Valley Housing Area

	1980		1985	
	Total Dwelling Units	Total Households	Projected Dwelling Units	Projected Households
City of Arvin	2,036	1,959	2,186	2,078
Metro Bakersfield	89,916	87,274	99,272	96,354
City of Delano	5,135	4,987	5,855	5,569
City of McFarland	1,465	1,405	1,742	1,659
City of Shafter	2,432	2,384	2,799	2,668
City of Wasco	3,164	3,101	3,619	3,439
Unincorporated Communities				
Buttonwillow	481	437	516	475
Lamont	3,010	2,830	3,365	3,164
Other Unincorporated	<u>5,363</u>	<u>4,947</u>	<u>6,004</u>	<u>5,701</u>
AREA TOTALS	113,002	109,324	125,358	121,107

Source: 1980 U. S. Census, Department of Finance, Department of Housing and Community Development,
Kern COG, Kern County Planning Department,

Estimated Households Distributed by Income Groups

San Joaquin Valley Housing Area

	1980				Total
	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	Estimated Households
San Joaquin Valley Housing Area					
City of Arvin	945	373	375	266	1,959
Metro Bakersfield	20,667	18,618	18,855	29,134	87,274
City of Delano	2,064	1,159	851	913	4,987
City of McFarland	664	356	199	187	1,405
City of Shafter	540	564	610	670	2,384
City of Wasco	704	1,107	896	394	3,101
Unincorporated Communities					
Buttonwillow	153	103	75	106	437
Lamont	1,652	589	351	238	2,830
Other Unincorporated	<u>2,102</u>	<u>870</u>	<u>1,134</u>	<u>841</u>	<u>4,947</u>
AREA TOTALS	29,490	23,739	23,346	32,749	109,324

¹Definitions of the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the Cities of Arvin, Delano, McFarland, Shafter, Wasco, Metro Bakersfield and the County of Kern.

TABLE 7-9

Estimated Households Distributed by Income Groups

San Joaquin Valley Housing Area

	1985				
	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	Total Estimated Households
San Joaquin Valley Housing Area					
City of Arvin	1,002	396	398	282	2,078
Metro Bakersfield	22,794	20,562	20,852	32,146	96,354
City of Delano	2,304	1,295	949	1,021	5,569
City of McFarland	780	415	238	226	1,659
City of Shafter	614	640	694	720	2,668
City of Wasco	791	1,238	997	413	3,439
Unincorporated Communities					
Buttonwillow	166	120	81	108	475
Lamont	1,847	650	381	286	3,164
Other Unincorporated	<u>2,395</u>	<u>1,026</u>	<u>1,311</u>	<u>969</u>	<u>5,701</u>
AREA TOTALS	32,693	26,342	25,901	36,171	121,107

¹Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the Cities of Arvin, Delano, McFarland, Shafter, Wasco, Metro Bakersfield and the County of Kern.

TABLE 7-10

Regional Housing Needs
for
Metropolitan Bakersfield

	1980		1985	
	Total Dwelling Units	Total Households	Projected Dwelling Units	Projected Households
City of Bakersfield	42,761	41,478	47,650	45,506
Unincorporated Bakersfield	<u>47,155</u>	<u>45,796</u>	<u>51,622</u>	<u>50,848</u>
TOTAL	89,916	87,274	99,272	96,354

Source: 1980 U. S. Census, Department of Finance, Department of Housing and Community Development,
Kern COG, Kern County Planning Department.

TABLE 7-11

Estimated Households
Distributed by
Income Groups
for
Metropolitan Bakersfield
1980

	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	Total Estimated Households
City of Bakersfield	10,019	9,027	9,140	13,292	41,478
Unincorporated Bakersfield	<u>10,648</u>	<u>9,591</u>	<u>9,715</u>	<u>15,842</u>	<u>45,796</u>
TOTAL	20,667	18,618	18,855	29,134	87,274

¹ Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Metro Bakersfield Housing Element.

Note: These projections are based on the 1980 city/county boundary lines of the Metro Bakersfield Area.

TABLE 7-12

Estimated Households
Distributed by
Income Groups
for
Metropolitan Bakersfield
1985

	Very ¹ Low	Other ¹ Low	Moderate ¹	Above ¹ Moderate	Total Estimated Households
City of Bakersfield	10,921	9,784	10,239	14,562	45,506
Unincorporated Bakersfield	<u>11,873</u>	<u>10,778</u>	<u>10,613</u>	<u>17,584</u>	<u>50,848</u>
TOTAL	22,794	20,562	20,852	32,146	96,354

¹Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Metro Bakersfield Housing Element.

Note: These projections are based on the 1980 city/county boundary lines of the Metro Bakersfield Area.

Persons and Organizations contacted during the development of
the Regional Housing Allocation Plan.

Joseph L. Cloonan, City Administrator, City of
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Bob King, City Planner, City of Arvin and City
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Kern County Board of Trade
U. S. Department of Agriculture, Farmers Home
Administration, Sacramento
Karen E. Northcutt, Kern County Housing Consul-
tant
Aron Clemens, Kern County Housing Consultant
Kern County Housing Authority
Don Crow, State of California, Department of
Housing and Community Development
State of California, Department of Finance
Howard Holden, Farmers Home Administration,
Bakersfield Office

REFERENCES

1. Draft Housing Elements for the Cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi and Wasco.
2. Draft Housing Element for the Bakersfield Metropolitan Area.
3. Draft Housing Element for the County of Kern.
4. 1977 State Department of Finance, Census for the County of Kern.
5. 1980 U. S. Census, Census of Population Supplementary Report (May 1981) PL 80-51-2, Page 6.
6. Assembly Bill No. 2853, Legislative Counsel's Digest, Reprinted October 21, 1981.

8

Updating and Evaluation

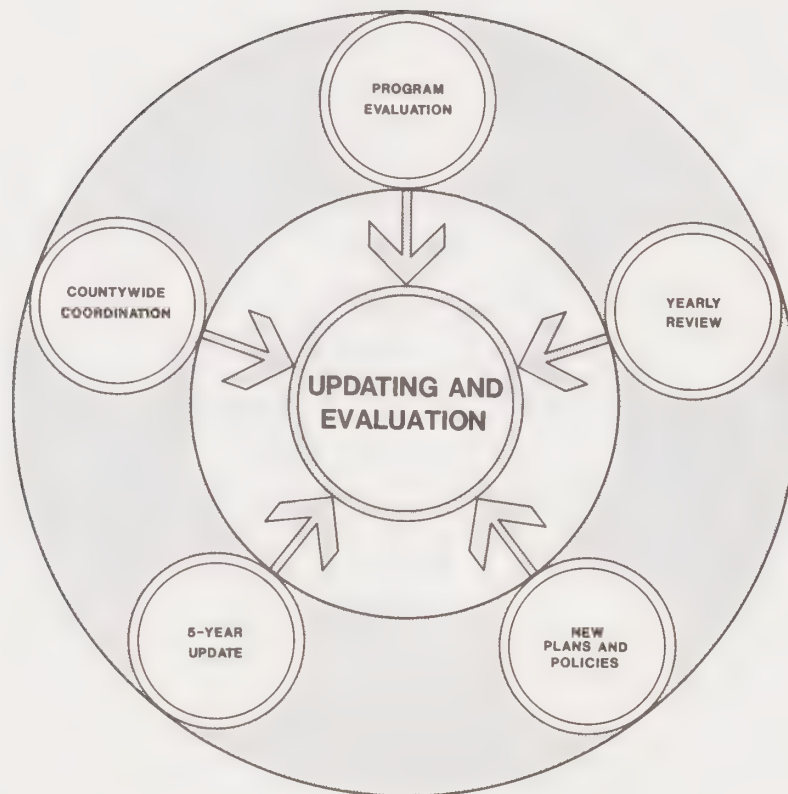


FIGURE 8-1 - CONSIDERATIONS FOR UPDATE AND REVIEW

The dynamic nature of the housing market and the local and national housing delivery systems has gained an increasingly high profile in recent years. If the Housing Element is to serve as an effective guide to the City for meeting the housing needs of its citizenry, periodic evaluation and updating of the element is essential. This chapter presents a methodology for maintaining the currency of the document. As Figure 8-1 illustrates, this includes periodic evaluation of the effectiveness of programs, annual review of the status of the plan and its application, and an extensive updating of the entire Housing Element five years after its adoption.

Annual Review

Chapter 4 presents the overall housing program for meeting the City's housing needs. It consists of a statement of the City's housing policies, selected programs to achieve each policy and an overall strategy for using these programs to meet the identified needs. The problems which the overall program is trying to address are constantly changing; therefore, it is important to periodically evaluate the program's effectiveness and make appropriate changes. This can be effectively accomplished as part of the annual report to the City Council on the status of the General Plan (including each of its elements) and progress in its application as required by Section 65400 of the Government Code.

To evaluate the effectiveness of the selected programs, the City should consider at least the following factors: acceptability and adaptability to the local situation, current level and availability of funding, changing community needs and priorities, changing priorities for use of City staff and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizen participation in the evaluation process, such as that used during element preparation, is important to maintaining the desired level of responsiveness to the needs of all economic segments of the community.

Maintaining an accurate count of the housing inventory not only by type of unit, but by building condition is essential to evaluating program effectiveness. By monitoring and estimating changes in the inventory according to the applicable housing programs, the City will be able to determine which programs have been most effective. This will facilitate an evaluation of why or why not a selected program has been effective and whether or not the program is still relevant to meeting local housing needs.

Figure 8-2 represents a recommended approach to keeping track of changes in housing inventory. The selected programs have been arranged according to the three strategy areas: conservation, rehabilitation, and new construction. Space has been provided following each program to enter units added or improved through each program's application on an annual basis. Space is provided at the bottom of the figure to enter numbers reflective of cumulative progress towards meeting overall housing needs. An important element of using this exercise to monitor effectiveness in meeting housing needs is that, as units are rehabilitated or are added by new construction, they become eligible for conservation programs. Conversely, sound housing units which are not properly maintained can become eligible for rehabilitation programs.

As new federal and state programs are developed to assist localities in providing housing, it is essential that the City expand their policies and programs to include those which "fit" the local situation. Likewise, as greater awareness of local housing needs develops in the community, additional programs of a local nature can be developed at little or no cost to the City or its citizens. Identification of new programs should occur annually, as well. Blank rows have been included in Figure 8-2 to permit insertion of new programs as they are adopted. Market rate units developed by the private sector contribute to the housing supply and have been considered in the housing needs analysis. While not a specific program recommended, space has been provided to record market rate units so that their impact on remaining housing need can be monitored and the annual objective adjusted to reflect the private sector contribution to the housing supply.

An example form has been included on the following pages to further clarify the recommended approach for monitoring changes in the City's housing inventory.

HOUSING ELEMENT PROGRAM EVALUATION FORM

[illegible]

PROGRAM EVALUATION FORM INSTRUCTIONS

These instructions correspond to the example evaluation form provided on page 8-7. The form provided is designed to assist in the annual review of the programs identified in the Housing Element. Space has been provided to include additional programs. Following each letter below (which corresponds to a letter on the Sample Evaluation Form) is a brief description of the contents of that space and any accompanying formulas.

- A. The program number from the Housing Element.
- B. The program name from the Housing Element.
- C. The number of units added, improved or maintained annually through each program (can be zero (0)).
 - 1. The number of units added, through new construction programs, each year.
 - 2. The number of rental units added, through new construction, each year.
- D. The annual objective for units to be added under the new construction programs in 1980, as identified in Chapter 4 of the Housing Element.
- E. The total number of units added through the new construction programs each year, as well as those developed by the private sector (market rate units).
- F. The remaining need for new units. This can be calculated by subtracting E (units added) from D (the annual objective) ($D-E=F$) in 1980 and by subtracting E from G thereafter ($G-E=F$). If the annual objective has not been met, the remaining need will be incorporated into the next years annual objective. Conversely, if more units are constructed than anticipated, fewer units will have to be built the next year.
- G. The annual objective for 1981-85 can be calculated by adding D (the annual objective for the base year) to the remaining need F ($D+F=G$). (The annual objective for the base year applies to all subsequent years since it was derived by dividing the projected need for new units through 1985 by the number of years this Housing Element is to be implemented.)
- H. The annual objective for units to be improved through rehabilitation identified in Chapter 4.

- I. The total number of units improved through rehabilitation programs that year.
- J. The remaining need for rehabilitation can be calculated by subtracting I (units added) from H (the annual objective) $(H-I)$, and then subtracting the resulting number from K (the total number of units requiring rehabilitation), $((H-I) - K) = J$.
- K. The total number of units requiring rehabilitation in the base year. The source of this number is Chapter 3, Housing Need (minor plus major rehabilitation).
- L. The annual objective for units requiring rehabilitation may fluctuate from year to year depending on the success of programs and the availability of funding. An annual objective through 1985 has been established in Chapter 4. However, this figure can be updated by subtracting I (units improved) from the annual objective that year (H in 1980) (L thereafter), and then adding that number to H (the annual objective for the base year). For 1980 the formula is $(H-I+H) = L$. For 1981-1985 the formula is $(L-I+H) = L$.
Note: Any units that have not been maintained should be added as well $((M-N)$ for 1980 = units not maintained, $(P-N)$ for 1981 through 1985 = units not maintained).
- M. The annual objective for units requiring construction, This number is equal to the total number of standard units in the base year 1979, or remaining need (see Chapter 3).
- N. This is the number of units maintained or kept in standard condition annually through conservation programs.
- O. Remaining need can be calculated by subtracting N from M in 1980, or N from P for all years thereafter.
- P. The annual objective for conservation should be equal to the number of units in standard condition, or $N+E+I$.* (*Not all of the units rehabilitated (I) may be standard however, so care should be taken to include only those units that are improved to standard condition.)

HOUSING ELEMENT PROGRAM EVALUATION FORM

[illegible]

Update Requirements

According to the Government Code Section 65588, it is the responsibility of the local legislative body (City Council and Planning Commission) to determine the need for changes or amendments to the Housing Element. Because of the dynamic nature of housing supply and demand, Housing Element legislation requires that the Housing Element must be updated at least every five years.

The law stipulates that Housing Element reviews must evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.
- (2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the Housing Element.

The law also says that the Housing Element must be revised as appropriate, but not less than every five years. Revisions must reflect the results of the periodic review (as outlined above) and the first revision to the Element must occur by July 1, 1984.

By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council and the Planning Commission of the need for significant update of the Housing Element when the need arises. Such an effort will better enable the City to make its contribution to meeting the housing needs of all economic segments of the community.

9

Environmental Review

Environmental sensitivity has long been a primary factor in the planning process. The passage of the California Environmental Quality Act (CEQA) in 1970 formalized the inclusion of environmental considerations in the process. Judicial clarification of the legislation in early 1973 declared the law as binding to all public agencies within the State. This mandate was not an isolated incidence. Rather, it corresponded to an increasing sophistication with regard to regulation in the planning process. The mandatory inclusion of a Housing Element in the General Plan is a result of this phenomenon.

The proposed Housing Element, similar to any other project, is subject to the laws governing environmental review. The purpose of the environmental review is to insure consideration of environmental issues and, where appropriate and feasible, to include measures that reduce or eliminate potentially detrimental effects that may result from the governmental action.

Chapter 9 contains a summary of the environmental evaluation of the proposed Housing Element for the community. It is an excerpt from the Environmental Assessment prepared for unincorporated Kern County and ten incorporated cities within the County, which is contained in Appendix A. This chapter is organized into three sections: 1. The Environmental Review, 2. The Environmental Setting, Impact and Mitigation Analysis, and 3. A discussion of future Environmental Review procedures. These sections address the following:

ENVIRONMENTAL REVIEW: The Environmental Review covers the initial procedures which were followed in the preparation of the environmental evaluation and the factors which must be considered when preparing an evaluation of any policy document.

ENVIRONMENTAL SETTING: A broad-based environmental setting was prepared for the area covered by unincorporated Kern County and ten incorporated cities. The setting is included in the Appendix and for brevity is not contained in this summary.

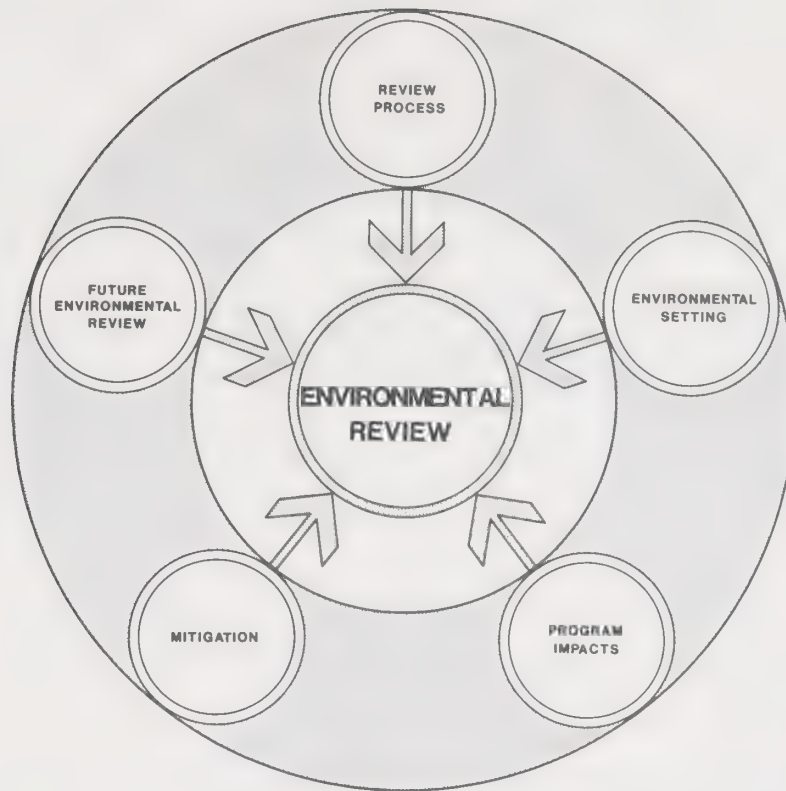


FIGURE 9-1 - COMPONENTS OF ENVIRONMENTAL REVIEW

ENVIRONMENTAL IMPACTS: This section is a summary of the impact evaluation and highlights those impacts of potential significance within the community. The evaluation covers the physical, social and economic environments as well as relevant planning considerations.

MITIGATION: Where potentially adverse impacts (both direct and secondary) are identified, appropriate mitigation measures that could be implemented, as well as those that would occur normally in the permitting process, have been identified.

FUTURE ENVIRONMENTAL REVIEW: This section describes how the assessment will be reviewed by both the public and private sector. Additional environmental review of subsequent projects is also discussed.

Environmental Review

The Housing Element is one of 9 specific elements of the General Plan for a given jurisdiction, and is adopted by discretionary governmental action. The Housing Element is subject to the California Environmental Quality Act (CEQA) of 1970, and the implementing State Environmental Impact Report (EIR) Guidelines. Most projects subject to the CEQA requirements result in specific physical changes in the environment; therefore, the State EIR Guidelines are more readily adaptable to this type of project. The elements of a General Plan differ in that they are primarily policy documents, and guidance in preparing environmental assessments on policy documents is limited. The guidelines do indicate that an EIR on projects such as the adoption or amendment of a comprehensive zoning ordinance or a local General Plan should focus on secondary effects that may result from the adoption of those ordinances or General Plans, while assessments for specific projects should address, in detail, the primary impacts which would be incurred with development. The State Guidelines discuss this in Sections 15147 (a) and (b).

Neither the State Department of Housing and Community Development, which is responsible for State review of the Housing Element, nor the State Environmental Clearing House, have formulated more refined guidelines for the format or content of Housing Element Assessments. The State Office of Planning and Research has indicated that the most appropriate approach at this time is development of an expanded "initial study" to accompany the Draft Housing Element.

It is clear that the degree of specificity required in an assessment on a Housing Element should correspond to the degree of specificity involved in the underlying action; and that this assessment will therefore, by nature of the project, be predominantly non-quantitative and broad in scope. While the content of a Housing Element Assessment may be general, the processing, however, is standard.

The initial study, the first step in the environmental review process, is conducted to determine if a project may have a significant effect on the environment, and whether an EIR or negative declaration should be prepared for the project. Among the purposes of the initial study are to: identify environmental impacts; enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is written; focus an EIR if one is required; provide documentation of the factual basis for the finding in a negative declaration that a project will not significantly effect the environment; and eliminate unnecessary EIR's (State Guidelines Section 15080 (b)). The expanded initial study prepared for this Housing Element provides a more detailed impact assessment and presentation of mitigating measures than is usually presented.

The full initial study, summarized in this chapter, consists of the initial study and supplemental information. Both are contained in Appendix A. The environmental assessment follows the typical outline for Environmental Impact Reports. The environmental data presented has been assembled from published and unpublished sources. Should more specific or more current data become available during the review process, it should be incorporated into the report.

The findings of the initial study are subject to review by those agencies reviewing the Draft Housing Element. A summary of these findings and discussion of future environmental review procedures is contained in the following sections.

Environmental Impacts and Mitigation

The potentially significant adverse effects that could result from implementation of the Housing Element, and appropriate mitigation measures, are summarized below. The initial study and supplemental Environmental Assessment, from which this summary is taken, is contained in the Appendix.

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units (and affordable units) that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local, state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element.

EARTH

IMPACT: The proposed Housing Element policies and programs, through increasing the number of new residential units built, may result in landform alterations and soil disruption.

MITIGATION: Site specific soils and geologic studies detailing design criteria will be prepared for individual projects as required. All developments will be subject to the hazard reduction requirements of the City Building Code.

AIR

IMPACT: Incremental increases in traffic associated with new residential development may result in localized increases in auto emissions.

MITIGATION: Air pollutant control strategies for the valley are outlined in the Kern County AQMP/NAP prepared in 1978.

WATER

IMPACT: Future residential development may impact surface run-off rates, local drainage patterns and groundwater recharge.

MITIGATION: All future development will be subject to review by the City Public Works Department to insure that proper drainage and flood-control measures are incorporated into projects as required.

Primary responsibility and environmental review authority over projects potentially impacting surface and groundwater quality rest with the State Department of Water Resources, Regional Water Quality Control Boards and County Department of Public Health.

PLANT LIFE

IMPACT: Conversion of land from natural habitats and agricultural uses may occur with increases in the housing stock.

MITIGATION: Appropriate allocation of land for residential uses (e.g. in-filling) will protect productive agricultural lands.

ANIMAL LIFE

IMPACT: Increased residential development may also result in loss of wildlife or disturbance of wildlife habitats.

MITIGATION: Development within Kern County is subject to federal and state laws concerning wildlife protection. These include the Federal Endangered Species Act of 1973, California Species Preservation Act of 1970, California Endangered Species Act of 1970, and sections of the California Fish and Game Code (particularly Sections 1601 and 1603 dealing with streambed or lake alterations).

Future environmental review of individual projects by the appropriate agencies will allow evaluation of specific wildlife impacts and development of site-specific mitigative actions, if required.

NOISE

IMPACT: Increasing noise levels may be experienced in areas undergoing urbanization. The noise sources would be primarily traffic related.

MITIGATION: Various levels of government have jurisdiction over noise exposure. For the purposes of determining compatibility, future development must comply with noise standards established by the State of California (Administrative Code, Title 25) unless superceded by a local noise ordinance.

LIGHT AND GLARE

IMPACT: New residential development, predominately through street lighting, would increase lighted areas within the City of Wasco.

MITIGATION: Proper selection and control of lighting fixtures for public and private use, or limits on hours of use (e.g., for lighted tennis courts), can alleviate potential nuisance problems caused by lighting. This level of detail is best addressed at the specific project level and accompanying environmental review.

LAND USE

IMPACT: Adoption of the programs within the Housing Element will eventually require alterations to the existing zoning, or annexation of additional land to insure sufficient residentially-owned land to accommodate projected growth. Sufficient residential units required to meet the expected demand through 1985 are now in processing. Therefore, anticipated shortages in appropriately zoned land will not be expected to occur until after 1985.

MITIGATION: No immediate mitigation is required. Following 1985, annexation and/or rezoning may be required.

NATURAL RESOURCES

IMPACT: Increases in the housing stock will require the use of renewable (e.g., lumber) and non-renewable (e.g., sand and gravel) resources. This impact is not singularly of significance but does have a cumulative effect on the national consumption of renewable and non-renewable resources.

MITIGATION: None required.

HOUSING

IMPACT: The Housing Element programs will, if implemented, improve the quality of the existing stock through rehabilitation and maintenance as well as increase the stock of affordable income-level housing.

MITIGATION: None required.

TRANSPORTATION/CIRCULATION

IMPACT: An increase in housing units could generate additional traffic and impose an additional demand on transportation systems.

MITIGATION: It is recommended that the City review and update the Circulation Element to the General Plan to ensure consistency with the Housing Element.

PUBLIC SERVICES/UTILITIES/ENERGY CONSUMPTION

IMPACT: Implementation of the policies and programs within the Housing Element may result in the need for expanded community services accompanying new residential development. However, no capacity problems are anticipated through 1985.

MITIGATION: None proposed.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

IMPACT: Increasing expansion of urban activities often jeopardizes cultural resources. Historical structures and archaeological artifacts can be damaged, destroyed or lost with rehabilitation and new construction activity. These resources may be known or, as is often the case with archaeological sites, unrecognized.

MITIGATION: There are numerous federal and state laws that are directed toward the preservation of cultural resources (these are listed in the appendix). In addition, the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) provide for public disclosure and review of individual projects affecting these resources. Future projects within the City will be subject to this review.

GROWTH INDUCEMENT

IMPACT: The policies and programs of the Housing Element, if effective, would increase the supply of housing to meet the current and projected demand. In this respect, the proposed Housing Element would have as its objective the accommodation of planned growth within the City. The adequacy of the housing stock would not effect projected growth rates except in the case where a shortage of adequate housing stunted potential growth.

MITIGATION: None proposed.

Future Environmental Review

The findings of the initial study and accompanying Environmental Assessment indicate that although the proposed Housing Element could potentially have a significant adverse effect on the environment, with inclusion of the mitigation factors as proposed, no significant effect will be experienced. The summary of these findings contained in this chapter and the initial study have been distributed to the appropriate agencies for review and comment along with the Draft Housing Element.

Based upon the comments received, either a Negative Declaration or an Environmental Impact Report on the Housing Element will be prepared. Preliminary findings indicate a Negative Declaration would be the appropriate course of action. If additional data or analysis is required as a result of the public and agency review and comments, this information can be incorporated into the Environmental Assessment. If it is determined, based on comments, that the project will have a significant effect on the environment, a "Notice of Preparation of an EIR" would be completed and sent to the responsible agencies initiating the preparation of the Environmental Impact Report. The information in the Environmental Assessment (which accompanies the initial study) and additional information or analysis would then be converted into an EIR.

It should be noted that the approval of a Negative Declaration for the policies and implementing programs contained in the Housing Element does not limit or preclude, in any way, the extent of environmental reviews on future specific development projects.

This analysis provides the framework in which the potential impacts would occur and the means for mitigating adverse effects. With the greater level of information that would be provided with specific development proposals, a more detailed evaluation of impacts and mitigation measures would occur. The State EIR Guidelines, in referring to subsequent EIR's, indicate that where a Negative Declaration has been prepared and approved, further discretionary approvals may require an EIR if new information shows that the proposed project will have a significant effect not previously discussed, or that mitigation previously proposed is not feasible (Section 15067).

Appendices



APPENDIX A

Housing Element Environmental Assessment

APPENDIX A

HOUSING ELEMENT
ENVIRONMENTAL ASSESSMENT

The initial study is a screening process used to determine the approximate extent of potential impacts and to determine whether a Negative Declaration or EIR should be prepared. This appendix contains a somewhat expanded initial study. Included are the community's initial study form with two attachments. Attachment A highlights the mitigation measures corresponding to potential areas of impact; Attachment B contains an Environmental Assessment and further analysis of the Housing Element.

SUMMARY

The Master Environmental Impact Report, for the City of Wasco, is hereby incorporated into this Initial Study by reference as though fully set forth herein. Said report is on file at the City Hall and the Kern County Library, Wasco Branch.

To assist in this evaluation of environmental impacts (Initial Study) the following sections of said Master Environmental Impact Report are incorporated hereinafter:

- SECTION 1. Description of project ("standard" urban developments, City of Wasco)
- SECTION 8. Impacts created and mitigation measures to be utilized which are (a) "Standard", or quantifiable increments of the "standard" urban development impacts described in Sections 2.x.1 and 2.x.2 and/or (b) Unique to the specific project
- SECTION 9.1 Summary of unique adverse impacts and quantifiable increments of "standard" project impacts

SECTION 1. DESCRIPTION OF PROJECT ("STANDARD" URBAN DEVELOPMENTS, CITY OF WASCO)

The types of projects most often, after initial-study screening, deemed to require environmental impact report analysis in small California urban centers include:

- (1.1) Annexations
- (1.2) Residential subdivision and land development
- (1.3) Major commercial developments
- (1.4) Master plans for, or construction of, major additions to sewer or storm drain systems, or other public facilities permitting community growth.
- (1.5) Major public buildings
- (1.6) Major manufacturing facilities

For annexation projects, the Kern Local Agency Formation Commission is the lead agency; for the other projects listed, the City is generally the lead agency for projects located within current City boundaries. (For annexation projects, projected development within the annexation is required to be analyzed for its ultimate environmental impact, in addition to the impact of the legal step of annexation. The City is required to provide full data for the Commission for each annexation EIR).

The types of projects described in (1.1) through (1.6) will be deemed "standard" urban developments for purposes of this master EIR. Such a designation may not, however, be considered to imply that only "standard" impacts will occur for any such described project; each such project will

have unique characteristics which will produce differing impacts on the Wasco urban environment and will require varying mitigation measures and alternatives consideration.

There will, however, be many impacts which will be qualitatively, if not quantitatively similar, particularly for residential and commercial developments and for annexations accommodating such development. Section 2 of this master EIR outlines the environmental setting of the community and region, describes the impacts on that setting of "standard" urban development projects, and outlines the normal and required mitigation measures required to minimize such impacts to the extent feasible in the Wasco environment.

SECTION 8. IMPACTS CREATED AND MITIGATION MEASURES TO BE UTILIZED WHICH ARE (A) "STANDARD", OR QUANTIFIABLE INCREMENTS OF THE "STANDARD" URBAN DEVELOPMENT IMPACTS DESCRIBED IN SECTIONS 2.x.1 AND 2.x.2, AND/OR (B) UNIQUE TO THE SPECIFIC PROJECT

SECTION 8.1 Tabulary impact summary

IMPACT CATEGORY		Standard	Non-standard; see impact supplement, Section 8.2	Quantifiable* (for standard impacts only)
8.1.1	Visual features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.2	Topography	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.3	Geology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.4	Meteorology and Climatology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.5	Air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>N.A.</u> Hydrocarbons, mg/m ³ <u>N.A.</u> Nitric oxides, mg/m ³
8.1.6	Surface hydrology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>N.A.</u> Acre feet (ten-year storm)
8.1.7	Groundwater hydrology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>N.A.</u> Water wells required
8.1.8	Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.9	Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.10	Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.11	Archaeology, paleon- tology, historical sites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.12	Ambient noise levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.13	Land use and zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

IMPACT CATEGORY		Standard	Non-standard, see impact supplement, Section 8.2	Quantifiable* (for standard Impacts only)
8.1.14	Local government, public services, and utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N.A. Number of City employees
8.1.15	Transportation facilities & circulation patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.1.16	Water quality aspects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N.A. Gallons wastewater/day
8.1.17	Population & housing characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.A. Population Increment

* Quantifiable standard Impacts to be calculated as follows:

- 8.1.5 Air quality: Hydrocarbons, 2.13×10^{-2} mg/m³ per residential lot; nitric oxides, 1.77×10^{-2} mg/m³ per residential lot. Convert employment-related projects to residential equivalents by multiplying employees x 1.6.
- 8.1.6 Surface hydrology: .017 acre feet per residential lot (.0595 acre feet per residential acre); .0125 acre feet per commercial or industrial lot.
- 8.1.7 Groundwater hydrology: .0025 new wells per residential lot (.008 new wells per residential acre).
- 8.1.14 Local government, public services, and utilities: .052 new City employees per residential lot (.182 new City employees per residential acre); .085 new City employees per manufacturing, agricultural processing, or regional commercial job.
- 8.1.16 Water quality aspects: 310 gallons of wastewater per day per residential lot (945 gallons of wastewater per day per residential acre).
- 8.1.17 Population and housing characteristics: 3.12 persons per residential lot (12 persons per residential acre); 5 persons per manufacturing, agricultural processing, or regional commercial job.

Non-standard impacts

<u>IMPACT CATEGORY</u>	<u>Impact (quantifiable where possible)</u>
------------------------	---

Successful implementation of the Housing Element should result in:

1) the construction of sufficient new units to meet the projected housing need in the County, 2) the rehabilitation of deteriorated units, 3) the maintenance of existing standard units, and 4) the provision of necessary housing assistance opportunities for lower-income households. These results can be considered the beneficial impacts of the Housing Element.

(Attach extra pages as required)

SECTION 9.1 Summary of unique adverse impacts and quantifiable "increase of "standard" project impacts

IMPACT CATEGORY

8.1.5	Air quality	----- Hydrocarbons, mg/m ³ ----- Nitric oxides, mg/m ³ -----
8.1.6	Surface hydrology	----- Acre feet (ten-year storm) -----
8.1.7	Groundwater hydrology	----- Water wells required -----
8.1.14	Local government, public services, and utilities	----- Number of City employees -----
8.1.16	Water quality aspects	----- Gallons wastewater/day -----
8.1.17	Population and housing characteristics	----- Population increment -----

In those areas where it is noted the project may have a potential impact, the impacts referred to are secondary effects that would result from new residential development. These secondary impacts of continued growth are discussed in the City's Master Environmental Impact Report and the EIR for annexation No. 13, 14, 15, and 16. These documents are available for review at the City offices. The primary impacts expected were from the potential loss of agricultural land, increasing noise levels, and an increased demand on public services and utilities. It is not expected that additional impacts would occur as an adequate amount of residentially zoned

land is available within the City to meet 1985 housing needs.

The reader is referred to Attachment A for a discussion of mitigation measures and to Attachment B for supplemental setting and impact information.

SECTION 9.3 Alternatives other than those for standard projects

Discuss each other alternative considered, if any; outline its comparative environmental effects, and tell why it was discarded in favor of the project alternative:

Refer to Attachment B.

SECTION 9.3 Unique Irreversible changes In the environment

Discuss, together with any special mitigating measures to be incorporated

In the project:

Refer to the City's Master Environmental Impact Report, Section 5. Impacts other than those discussed are not anticipated.

SECTION 9.4 Unlque growth-Inducing impacts

Discuss, together with any special mitigating measures to be incorporated

in the project:

The objective of the Housing Element is to provide a framework of policies and programs through which the housing needs of the City's residents can be met. The goal is to accommodate the existing and projected demand. The actual supply of housing would not of itself be considered to affect the City's growth, except in the event that a severe shortage of housing stunted potential growth.

(Attach extra pages as required)

ATTACHMENT A
INITIAL STUDY EXPLANATION SHEETS

INITIAL STUDY EXPLANATION

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units (and affordable units) that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local, state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element.

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IMPACT: Future residential development may impact surface run-off rates, local drainage patterns and groundwater recharge.

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MITIGATION: Proper selection and control of lighting fixtures for public and private use, or limits on hours of use (e.g., for lighted tennis courts), can alleviate potential nuisance problems caused by lighting. This level of detail is best addressed at the specific project level and accompanying environmental review.

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MITIGATION: No immediate mitigation is required. Following 1985, annexation and/or rezoning may be required.

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IMPACT: Increases in the housing stock will require the use of renewable (e.g., lumber) and non-renewable (e.g., sand and gravel) resources. This impact is not singularly of significance but does have a cumulative effect on the national consumption of renewable and non-renewable resources.

MITIGATION: None required.

HOUSING

IMPACT: The Housing Element programs will, if implemented, improve the quality of the existing stock through rehabilitation and maintenance as well as increase the stock of affordable income-level housing.

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IMPACT: An increase in housing units could generate additional traffic and impose an additional demand on transportation systems.

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IMPACT: Increasing expansion of urban activities often jeopardizes cultural resources. Historical structures and archaeological artifacts can be damaged, destroyed or lost with rehabilitation and new construction activity. These resources may be known or, as is often the case with archaeological sites, unrecognized.

MITIGATION: There are numerous federal and state laws that are directed toward the preservation of cultural resources (these are listed in the appendix). In addition, the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) provide for public disclosure and review of individual projects affecting these resources. Future projects within the City will be subject to this review.

GROWTH INDUCEMENT

IMPACT: The policies and programs of the Housing Element, if effective, would increase the supply of housing to meet the current and projected demand. In this respect, the proposed Housing Element would have as its objective the accommodation of planned growth within the City. The adequacy of the housing stock would not effect projected growth rates except in the case where a shortage of adequate housing stunted potential growth.

MITIGATION: None proposed.

ATTACHMENT B
SUPPLEMENTAL INFORMATION

TABLE OF CONTENTS

1.0	INTRODUCTION
2.0	DESCRIPTION OF THE PROJECT
2.1	THE DOCUMENT
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2.4	OVERVIEW
2.5	RELATIONSHIP TO RELEVANT PLANNING PROGRAMS
3.0	ENVIRONMENTAL SETTING
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3.2.5	Socio-economic Factors
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7.0	REFERENCES

1.0 INTRODUCTION

This Environmental Assessment has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970 and State EIR Guidelines as amended. The purpose of this report is to identify and evaluate the environmental impacts inherent in the implementation of the Housing Element for unincorporated Kern County, and for ten of the incorporated cities within the County. Those cities are Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. Metropolitan Bakersfield is not included and is dealt with in a separate document. This report is intended as an informational document to be used in supporting the findings of the initial study. The initial study (State EIR Guidelines Sec. 15080 (d)) is used to provide a written determination of whether a negative declaration or an EIR shall be prepared for a project.

The preparation of an environmental assessment on the Housing Element of a General Plan is unique for a variety of reasons. The Housing Element is a policy document, rather than a specific project, or a project with construction related activities. Guidance for the preparation of assessments in this realm is somewhat limited. The State EIR Guidelines indicate that the preparation of an EIR on projects such as adoption or amendment of a local General Plan should focus on the "secondary effects that can be expected to follow...", but that the EIR need not be as detailed as an EIR on the specific construction projects that might follow: (Sec. 15147 (b)). To date, specific written direction on the formulation of EIR's for Housing Elements has not been developed by the State Office of Planning and Research.⁽¹⁾

It is clear, however, that the degree of specificity required in the assessment should correspond to the degree of specificity involved in the Housing Element policies (EIR Guidelines Sec. 15147). The analyses contained in this report will therefore, by the nature of the project, be predominantly non-quantitative and broad in scope.

Another area of uniqueness for the Housing Element evaluation is in the areas impacts are experienced. Certain programs, such as those dealing with new residential development or density bonuses, could have secondary effects within the physical environment. Additionally however, implementation of the Housing Element will bring about impacts within social and economic areas. Difficulties in evaluating these impacts lie with the lack of any specific information on future projects and with the variety and uncertainty of housing assistance programs available for use.

Each entity must select the programs it feels will best remedy its particular problems, and implement those programs in the manner it sees fit. How a program is implemented, and whether

it is ultimately accepted by the community may potentially bring about significantly different social and economic impacts. Also relevant to this topic is the unpredictability of grant funding. It is difficult to assess impacts if funding varies from year to year. For these reasons, the analysis of social and economic impacts in this assessment is somewhat conjectural. It will be assumed, however, that it is the intention of each jurisdiction to implement the goals and policies included in the Housing Element to the fullest degree possible.

Finally, it must be noted that successful implementation of the Housing Element programs, designed to provide adequate housing for all income groups, would primarily produce results which are beneficial to the communities.

As the impacts of similar programs and implementing actions will generally be of the same nature, the assessment has been prepared to cover the unincorporated areas and ten cities in one document. Every effort has been made to present available data that is pertinent to significant environmental concerns within individual jurisdictions. The environmental data presented in this report have been assembled from published and unpublished sources. When more specific or more current data become available during the review process, it can be incorporated into the report.

This report will follow the typical outline for Environmental Impact Reports. Following this Introduction will be the Description of the Project, which describes the Housing Element and how it relates to issues in Kern County. Next, the Environmental Setting describes the physical, social and economic characteristics of Kern County which may be affected by the project. The Environmental Impacts and Mitigation Measures are then dealt with. This section of the report addresses the potential impacts brought about by the project, and describes applicable mitigation measures. The remaining sections are descriptive in nature and serve to enhance the first four sections.

2.0 DESCRIPTION OF THE PROJECT

2.1 THE DOCUMENT

The Housing Element is but one element of a General Plan. By State mandate, every city and county must prepare and adopt this document. The Housing Element itself consists of policies, goals and objectives concerning the provision of adequate housing. Also included are specific housing programs and a comprehensive strategy for meeting the local housing needs.

The preparation of the Housing Elements for unincorporated Kern County and each of the incorporated cities involved a coordinated effort between governmental agencies, the consultants, and the public. The product is a comprehensive public document which will influence the shape and direction of other planning processes in this area. As such, it must be consistent with the other elements of each respective General Plan.

Each Housing Element consists of nine chapters. These chapters deal with one aspect of housing for a particular jurisdiction. The following is a brief descriptive outline of the document:

Chapter 1: Introduction-self-explanatory.

Chapter 2: Summary-self-explanatory.

Chapter 3: Housing Need-describes factors evidencing housing need (i.e. substandard housing units, inadequate supply, increased population, etc.)

Chapter 4: Housing Program-describes which programs can be utilized to meet identified need.

Chapter 5: Agency and Program Coordination-describes inter-relationship of programs for adjacent incorporated and unincorporated urban areas.

Chapter 6: Opportunities for Housing-describes possible physical and governmental factors affecting housing supply.

Chapter 7: Regional Housing Allocation Plan describes the manner in which housing for persons of all incomes will be distributed throughout the County.

Chapter 8: Updating and Evaluation-provides mechanism for evaluating and modifying identified housing programs.

Chapter 9: Environmental Review-a summary of the initial study and this assessment.

2.2 LOCATION

The Kern County Housing Element deals with the geographic area known as Kern County. This document covers only the unincorporated areas, the cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. The County is located in southcentral California and encompasses more than 8,000 square miles. Kern County is bordered by Kings, Tulare and Inyo Counties on the north; San Bernardino County on the east; Los Angeles and Ventura Counties on the south; and San Luis Obispo County on the West. There are eleven incorporated cities within the County, the major city being centrally located Bakersfield.

For purposes of housing analysis, the entire County has been divided into five major Planning Areas. The Planning Areas, as defined by the Kern County Planning Department, are:

Westside: Census Tracts 33 to 36.

San Joaquin Valley: Census Tracts 1 to 32, 37 to 50, 51.02, and 62 to 64.

Mountain: Census Tracts 51.01, 52, 60, and 61.

Indian Wells Valley: Census Tracts 53,54 and 55.01.

Antelope Valley: Census Tracts 55.02 and 50 to 59.

Due to the general nature of this environmental document with respect to Kern County, these Planning Area designations will not be as extensively used as in the Housing Element itself.

2.3 OBJECTIVES

The rapidly rising cost of housing and the lessening of housing availability to lower as well as middle income groups, has increased the importance of the Housing Element as one element of a General Plan. The Housing Element sets forth policies, goals and objectives for providing suitable housing to all segments of the Community.

As specified in the revised Housing Element Guidelines adopted in 1977, the Housing Element must also contain specific housing programs and a strategy for utilizing those programs to meet local housing needs. The programs to be utilized in Kern County and its incorporated cities can be grouped into three basic categories. These categories are:

New Housing Supply: These programs are ones which deal with construction of new housing to augment the existing supply.

Rehabilitation: Programs under this category deal with rehabilitating and rennovating existing substandard houses.

Maintenance: These programs are essentially self-help programs to maintain the existing housing supply which is in good condition.

Included in these categories are the specific programs selected by the jurisdictions. The specific programs for each jurisdiction are noted in the following chart and are delineated in the individual Housing Element.

2.4 OVERVIEW

It is projected that by 1985, approximately 397,600 people will be residing within Kern County. The greater percentage (76%) will be residing within the jurisdictional boundaries of the eleven incorporated cities. Within the unincorporated area, a small percentage of the County population will be residing on military installations.

As the population of the County continues to increase, additional housing units will be needed to provide safe and decent housing for the residents. The Housing Element indicates that numerous new housing units will be needed within the county as a whole by 1985. This number takes into account (besides increase in population) such aspects of housing as existing deficits in housing and natural attrition.

As mentioned above, the specific programs proposed to meet this housing need are unique to any given jurisdiction (the county as well as the cities). That is, the programs were selected with consideration given to such criteria as income levels, existing housing conditions and availability, age of existing housing and funding availability. In conjunction, the implementation strategies developed are unique to each jurisdiction's characteristics.

2.5 RELATIONSHIP TO RELEVANT PLANNING PROGRAMS

The Housing Element relates to all other elements of the General Plan that set forth guidelines, policies and standards affecting location and density decisions on housing. Such other elements are those pertaining primarily to land use and service facilities. The Housing Element must be consistent with these elements in order to guide the improvement and maintenance of a desirable living condition, and assure a high quality of life for all citizens. It is noted in the impact section where Housing Element policies may mandate changes in other General Plan Elements.

HOUSING PROGRAMS BY JURISDICTION

[illegible]

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3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL ENVIRONMENT

3.1.1 Land Form and Geology

Kern is the third largest county in California and encompasses more than 8,000 square miles (143 miles from east to west, 67 miles from north to south). Within this land area, the County has a highly varied topography which ranges from level agricultural valleys to steep forested mountains. The County is traversed by the Sierra-Nevada, Tehachapi's, San Emigdio and the slightly sloping Temblur mountain ranges. There are a number of volcanoes which have been active in and around the County, but since none are presently active, volcanism is not a serious threat. (2) Other predominate topographic features of Kern County include the upper San Joaquin Valley and the Mojave Desert.

Located in one of the more seismically active areas of the state, Kern County is periodically subject to moderate to severe groundshaking. (3) The most significant faults which may affect the area are the San Andreas, Edison Garlock, Sierra Nevada, White Wolf, Big Pine, Kern Canyon, and Bear Mountain faults. Besides the well known danger associated with larger faults, significant seismic hazard is attributable to smaller more localized faulting. For more information, see the Geology and Earthquake Hazards guide for Kern County. Other larger faults are also buried under the alluvium of the San Joaquin Valley. Based upon past records of seismic activity, it can be expected that earthquakes having a magnitude of 8 to 8.5 will affect Kern County residents once or twice a century. (2) The most serious seismic threats are largely confined to the valley areas, where groundshaking can increase the possibility of liquefaction and failure of clay horizons. (2) Liquefaction can also be of importance, particularly in valley areas where shallow water tables are prevalent. For further information concerning the location of fault zones in Kern County, refer to maps prepared by the U.S. Geological Survey, the Kern County Seismic Hazard Atlas and the Division of Mines and Geology.

Other seismic-related problems relate to landsliding, and forms of mass movement which are possible throughout most of the County. Small landslides are common in the County's mountain areas and are caused by the natural movement of material down slope. In addition, erosion caused by streams and heavy rainfall can contribute to ground instability. Further instability can be caused by man's activities, as witnessed in hillside developments. Landslide-prone areas in Kern County are shown on the maps in the Seismic Hazard Atlas. (2) Characteristically, these areas may have reached an equilibrium state and remain stable for a long period of time, however, additional movement may be initiated by the factors which originally caused the slide. (3)

Another form of ground failure, land subsidence, occurs mainly within the San Joaquin Valley. The four types of subsidence which occur in Kern County are: 1) Tectonic subsidence, a slow sinking of the valley trough which is proven significant only over a geologic time period; 2) Subsidence caused by the extraction of oil and gas, a form of subsidence which has registered too minimal of an effect to be considered significant; 3) Subsidence caused by the withdrawal of groundwater, a major concern in Kern County. This practice has lowered the ground level over a large area south of Bakersfield and in other areas of the County; and 4) Subsidence caused by the hydropaction of moisture-deficient deposits, a one time compaction of the soil structure due to the lack of moisture which has not penetrated the near-surface strata for a long period of time.⁽³⁾

The U. S. Department of Agriculture, Soil Conservation Service has classified the variety of dry, warm soils for Kern County.⁽⁴⁾ Of these, the soil types which adversely affect the support of structures are the fine-grained, cohesive clay soils. These soils possess an expansive property when moisture is added and tend to lose their ability to support foundations.⁽³⁾ The table on the following pages shows possible factors of importance with respect to ground failure. This table is set up to show the relative importance of these factors in each of the ten incorporated cities.

3.1.2 Hydrology

Surface Water

Surface water resources of the county include both natural and improved watercourses, lakes and man-made reservoirs. Watershed characteristics vary considerably within the study area due to varying climatic and hydrologic conditions. Watercourses within the mountainous areas are generally perennial, whereas those in the valleys and lowlands are ephemeral and subject to seasonal flooding. Stream flows are normally dependent upon rainfall in the populated areas of the county due to the construction of water retention facilities on the major watercourses. Dry-weather flows usually result from rising groundwater, irrigation return flow and urban runoff.

The drainage of Kern County is divided between two major collecting basins. The San Joaquin Valley which receives the waters from most of the western two-thirds of the county and the Mojave Desert which receives water from the eastern third. The line of separation between the two basins, or Eastern Divide, follows mountain crests and summit passes of the east side of the Sierra Nevada; it crosses Tehachapi Valley and follows the summits of the Tehachapi Mountains to end north of Castaic Lake where it joins the Western Divide, formed by the San Emigdio and Teblor Mountains of the Coast Ranges. The meeting of the two divides closes the southern end of the San

TABLE B
GROUND FAILURE

	GROUND- SHAKING	LAND- SLIDE	SEISMICALLY INDUCED FLOODING	SUBSIDENCE	CLAY SOIL	LIQUEFACTION	EROISION	SURFACE FAULT RUPTURE
Arvin	Subject to moderate to severe ground-shaking	Not sign.	Possible from slides damming streams outside city	Continual slow subsidence	Not sign.	Not sign.	Not sign.	No active faults in City
California City	May be severe	Needs investigation	Same	Not sign.	Not sign.	Not sign.	Not sign.	Garlock Fault and several surface faults
Delano	Moderate to severe	Not sign.	Needs mgt. program	Continual slow subsidence	Not sign.	Not sign.	Minimal	No active faults in City
Maricopa	Moderate to severe	Not sign.	Flood mgt. needed	Warrants testing	Not sign.	Not sign.	Minimal problem	No active faults in City
McFarland	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Continual slow Subsidence	Not sign.	Not sign.	Not sign.	Information needed- No major faults
Ridgecrest	Moderate to severe	Not sign.	Not sign.	Not sign.	None found	Not sign.	May be sign. hazard	No active faults in City
Shafter	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Not sign.	Not sign.	Not sign.	Not sign.	No active faults in City

	GROUND- SHAKING	LAND- SLIDE	SEISMICALLY INDUCED FLOODING	SUBSIDENCE	CLAY SOIL	LIQUEFACTION	EROISION	SURFACE FAULT RUPTURE
Taft	Moderate to severe	Not sign.	Possible w/respect to Sandy Cr.	Related to water production	Not sign.	Not sign.	Not sign.	No active faults in City
Tehachapi	Moderate to severe	Not sign.	Flood mgt. program needed	Not sign.	Not sign.	Not sign.	Develop- ment control	Tehachapi Creek fault
Wasco	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Related to water production	Not sign.	Not sign.	Not sign.	Further study needed

A-28

SOURCE: Kern County Council of Governments, 1975. Geology and Earthquake Hazards:
A Planning Guide to the Seismic Safety Elements of Kern County.

Joaquin Valley basin. On the east side of the Western Divide, the runoff flows into the San Joaquin Valley and on the west side it flows toward the Pacific Ocean.

Of all streams that flow into the San Joaquin Valley, the Kern River is the largest. It has two branches that join at Lake Isabella: the North Fork, originates near Mt. Whitney and the South Fork has its source on the Kern Plateau near Trail Peak. The total area drained by the two branches covers about 2,420 square miles. The two rivers flow into Lake Isabella Reservoir which has a total impounding capacity of 550,000 acre-feet controlled by two man-made dams. The combined average annual runoff of the two rivers amounts to 760,000 acre-feet. Water leaving the lake is regulated by the dams and during periods of exceptionally high runoff, excess water is released into the Kern River. When all of this water is not needed for irrigation the section of the Kern River which is usually dry below Bakersfield has water flowing into Buena Vista Lake.

When filled to capacity, Buena Vista Lake may overflow northward into Tulare Lake by way of the Kern River East and West flood canals. Facilities are being developed that will carry this water into the California Aqueduct. That system will prevent overflow and flooding and utilize the excess water for agricultural uses.

The next drainage channels of importance, also on the east side of the valley are Poso Creek, located North of Kern River and Caliente Creek to the South. They have lesser drainage areas than the Kern River but like it they play a big part in making agriculture possible by helping to recharge the ground water supply of the San Joaquin Valley.

The western Mojave Desert basin collects an average annual runoff of about 66,000 acre-feet. This runoff serves to recharge the ground water reservoir which is being depleted by pumping. Among the more or less isolated valleys or drainage sub-basins, is the Indian Wells Valley which receives most of its water supply from the eastern slopes of the Sierra Nevada and has during the years of abundant rainfall overflowed into Searles Lake.

Examples of greater confinement are the intermountain valleys near Tehachapi that receive the drainage from Cummings and Bear Mountains. Their normal flow is westward, either directly from the mountain slopes facing the San Joaquin Valley or through Tehachapi Creek, a tributary of Caliente Creek. At times of high runoff, the low divide that separates the Tehachapi drainage basin from that of Monolith and Cache Creek, may be overrun and part of the flow runs eastward into Proctor Lake. Sometimes, after filling this dry lake, the excess water overflows eastward through Tehachapi Pass into the Mojave Desert.

Groundwater

Groundwater has historically been an important source of water supply in the County. However, expanded use in recent times has resulted in overdraft of local groundwater supplies in excess of natural recharge rates. Projects involving artificial recharge with surface runoff, imported water, or reclaimed wastewater have been planned which help ameliorate this problem. In conjunction with these measures, control on groundwater drafting has also become necessary.

In general, groundwater quality is high and suitable for most urban uses. However, localized problem areas have been identified. These areas show high levels of chemical pollutants such as nitrates, TDS (over 40 ppm) and phenols. High nitrate levels are commonly associated with such activities as farming and percolation of treated wastewater. High Total Dissolved Solids levels (over 550 ppm) are due both to historical conditions as well as man's influence. Phenol levels above 0.005 ppm are considered unacceptable. These levels are commonly associated with oil well fields. For specific problem areas, refer to the various "Groundwater Quality Investigations" prepared by the Kern County Water Agency.

Flooding

The entire County of Kern has been mapped for hazardous flood areas under the Department of Housing and Urban Development Flood Insurance Program as of June, 1979. Some areas which present specific flood concern include the Kern River area, south short of Lake Isabella, the vicinity of Ridgecrest, China Lake, Naval Weapons Center, and the southern part of the Caliente Creek which flows into the Wofford Basin. The small creeks which flood the Buena Vista region primarily affect agricultural production in that area.

At the writing of this document, flood rate insurance maps were being developed for the entire County except the city of Bakersfield, which has its own flood maps. For further information on flood zones, refer to the County's flood maps which are maintained by the following agencies:

- o Department of Housing and Urban Development
- o Kern County Public Works Department
- o Kern County Water Agencies
- o Kern County Planning Department
- o City of Bakersfield Planning Department

3.1.3 Biological Resources

A wide variety of indigenous vegetation is found in Kern County extending from the grassland community of open valleys to mixed

conifer forests in the mountains. In addition to the indigenous vegetation, the County is ranked second nationally in agricultural production, and through further irrigation with California Aqueduct water, it is expected that even more of the County will be developed for agricultural use. (5,6)

The County's mountainous areas support a diversity of animal life. The larger mammals known to inhabit this area include mountain lion, bighorn sheep, California mule deer and bear. (6,7) The fauna of the valley and lowland areas, although not as impressive as the mountainous areas, is fully as diverse. Mammals, reptiles and birds are prevalent but tend to be of a smaller size.

The areal extent of native wildlife habitats in the County, particularly in the San Joaquin Valley, has declined in the recent past. Residential subdivision, water control and agricultural development are factors contributing to this decline. Two prime examples of the impact of these activities on wild life is seen in the decline of the Blunt-Nosed Leopard Lizard, an endangered species, and the San Joaquin Kit Fox. These species primarily inhabited the valley lands until agricultural conversion took place. Presently, the only remaining prime habitat for the Blunt-Nosed Lizard is the Naval Petroleum Reserve near Taft and the Kern National Wildlife Refuge, whereas the Kit Fox is restricted to areas of native vegetation within the Tehachapis. The Department of Fish and Game has also determined that the Mojave Ground Squirrel and the Kern Canyon Slender Salamander are rare species. The Mojave Ground Squirrel principally inhabits the Haiwee Mesa, Indian Wells, Searles and Fremont Valleys. The Slender Salamander is restricted to foothill woodland and riparian habitats. The southern and western parts of the County are within the usual feeding area of the California Condor, an endangered species whose numbers have dwindled to approximately forth birds. (8)

Just outside California City is the location of the thirty-eight square mile, Desert Tortoise Natural Area. Presently, the Federal Office of Endangered Species is reviewing the tortoise situation to see if it qualifies for placement on the Federally Threatened Species listing.

The Kern National Wildlife Refuge, the predominate wildlife area of its kind in the County, is located in the northwestern part of the County. Besides being the home of the Blunt-Nosed Lizard, the refuge also has a large inventory of water-fowl (ducks, geese and coots).

3.1.4 Cultural Resources

There are over 1,000 archaeological sites in Kern County which have been mapped by the Bakersfield College Archaeology Department (also Kern County's official Archaeology Clearinghouse). Only one site (located in Long Canyon in the Kern River Valley) is listed in the National Register, however, at the writing of this document additional sites had been submitted for review as to their possible placement on the list.⁽⁹⁾

The known archaeological sites contain the remains left by the native indian tribes which traversed the County. The vast amount of farming in the San Joaquin Valley, an area once inhabited by the Yokut Indian Tribe, has destroyed many possible archaeological sites although some have survived (e.g., the Buena Vista Lake Area which was inhabited from prehistoric times through the late 1800's). Additional sites are still being discovered, such as the Indian Burial Site, uncovered off of Bear Mountain Blvd., south of Bakersfield.

The mountain areas are by far the County's richest resource of indian artifacts (primarily the Kawaiisu and Tubatulabal Tribes) due to the number of trade routes in that area. North of California City, the small mountain range surrounding Red Rock Canyon is known for the petroglyphs which have been engraved or abraded on the rock surfaces. Petroglyphs also have been found in the Isabella and Indian Wells Valley areas. It should be noted that there are other areas in Kern County which could contain significant artifacts, but since they are private property, the archaeological significance of the land has not been determined.

Sites of historical significance are located throughout Kern County.⁽¹⁰⁾ These sites are currently being surveyed by the State Office of Historic Preservation. The sites are associated with facets of Kern County's past as discovery, settlement, gold discovery, agriculture, trade, transportation, and culture.

3.2 URBAN SYSTEMS

3.2.1 Circulation Systems

Kern County's transportation needs are served by a network of roadways, railroads and airports which facilitate the movement of passengers, as well as goods and services.

Public air travel is accommodated primarily by the Kern County Airports System of which Meadows Field is the central airport. From the nine passenger airports in the County, one can connect directly with transcontinental terminals. In Eastern Kern County, the Edwards Air Force Base and the U. S. Naval Weapons Center at

China Lake act as key bases for the Defense Department and also add significantly to the area's economy.

Two transcontinental railroads move a variety of products throughout the County. The major railroad lines which traverse the area are the Southern Pacific and the Santa Fe and Atchison Topeka.

Vehicular traffic is facilitated by the existence of the County's freeway, arterial and scenic highway system. Although there are mass transit services in Kern County, there are many communities which lack a sufficient amount of both intra-and inter-city transit services.⁽¹¹⁾ As a result, the majority of the County's residents are extremely dependent on private automobiles.

3.2.2 Air Quality/Climate

There are considerable climatological differences in Kern County given the topographic variation. The climate in the valley areas is generally semi-arid with very warm summers and mild winters. Cooler winters occur in the mountain areas due to the elevation. Rainfall in the valley is sparse, averaging about 6 inches per year compared to the surrounding mountains where rainfall ranges from 10-40 inches per year.

As with other factors, extreme differences occur between the air quality in the valley (the San Joaquin Valley Air Basin) and mountain and High Desert areas (South East Desert Air Basin). The Ridgecrest area, for example, experiences generally good air quality when compared to other metropolitan areas of Southern California. State standards for particulates (mostly fugitive dust) are exceeded occasionally. Oxidant intrusion from the Los Angeles Basin has also been documented but it does not pose a severe problem.⁽¹²⁾

By comparison, photochemical oxidant and carbon monoxide emissions are the prime air quality problems in the valley, although localized dust problems do occur due to agricultural operations. In 1976, Naval Ambient Air Quality Standards (NAAQS) for oxidants were exceeded on about 85 days with carbon monoxide standards exceeded about 12 days. Regional air quality is influenced by the total emissions of primary pollutants in the region as well as those generated upwind in the basin. Air quality is also affected by the local formation of secondary pollutants (i.e., oxidant).⁽¹³⁾ Oxidant is formed by a reaction of sunlight and a combination of reactive hydrocarbons and oxides of nitrogen. With an average of 255 clear days and 42 partly cloudy days per year, a year-round potential for smog formation exists.⁽¹⁴⁾

Another important meteorological factor in the County is the occurrence of inversion layers preventing the diffusion of pollutants

from lower air masses. Inversions typically occur in the valley during the summer but may occur during other seasons.

Kern County's 1975 emission inventory indicated that stationary sources (primarily the oil industry) accounted for approximately 91 percent of the reactive hydrocarbon emissions, with mobile sources accounting for the remainder. Control of smog will depend to a large extent on implementation of emission controls for oil industry operations. Reduction in carbon monoxide emissions will depend upon control of mobile sources.

The San Joaquin Valley portion of Kern County is an area designated as not attaining the National Ambient Air Quality Standards. The Clean Air Act Amendments of 1977 required revisions to previously required Air Quality Maintenance Plans (AQMP) demonstrating compliance with federal standards by 1982 (with extensions to 1987 available). The "Non-Attainment Plan", referred to as the AQMP/NAP, for Kern County was prepared in December, 1978 and outlines oxidant and carbon monoxide control strategies for meeting national and state standards.

3.2.3 Noise

Transportation sources are the major contributors to noise pollution in Kern County.⁽¹⁵⁾ Noise level contours for the various transportation sources have been prepared by the Kern County Health Department in accordance with the methodologies developed by Wyle Laboratories. The general public may review these maps at the Kern County Planning Department.

Noise contour maps have been prepared for all of the major airports in Kern County and are expressed in the Community Noise Equivalent Level (CNEL) scale. Airports which may transmit a noise impact to surrounding residential developments include the China Lake Naval Weapons Center, Edwards Air Force Base and the Kern County Municipal Airport. Noise from military aircraft flights from the Naval Weapons Center across unincorporated Indian Wells Valley has been identified as a concern to residents of the area. Highway noise level contours have been prepared for specific portions of Kern County's highway routes. These contours are expressed in decibels on the Day-Night Noise Level Scale (Ldn) and accurate to ± 3 decibels. Major highways in the County which may significantly impact the noise level include Interstate 5 and State Highways 99, 58 and 43.

The Southern Pacific, Atchison Topeka and Santa Fe railroads are the major railroads which run through Kern County. The railroad noise level contours are prepared from information which was supplied from the railroad companies and are expressed in decibels on the CNEL scale.

3.2.4 Utilities and Services

Community services and utilities are provided to Kern County residents through a varied and large number of special districts and agencies. In most instances, however, incorporated areas provide their own police and fire protection, and parks and recreation functions. The following tables list the purveying agency or District for each of the respective agencies covered in the Housing Element. Further information on service capabilities is contained in Chapter 6 of the Housing Element.

3.2.5 Socio-economic Factors

Land Use

Kern County can best be characterized as a rural county based on the extensive amount of open space which exists. This open space is classified into such uses as: Intensive Agriculture, Extensive Agriculture, Recreational, Wetlands, and Natural Resources. Although inaccessible to the public, property of the military bases in the County can also be included in this category. The land uses commonly associated with an urban environment (residential, commercial, industrial, etc.) are found in isolated pockets scattered throughout the County. By far, the largest urban area within the County is Metropolitan Bakersfield.

Population

The population of Kern County, as of January 1, 1980, will be an estimated 375,138 people. Of this number, approximately 210,000 or 56 percent will reside within unincorporated areas. The remainder of the population will reside within the eleven incorporated cities. The population and the percentage of the County total population for each city are on the table below.

TABLE D
POPULATION

	<u>Population</u>	<u>Percentage of Total</u>
Arvin	6,300	1.7
Bakersfield	94,000	25.0
California City	2,775	0.7
Delano	16,000	4.3
Maricopa	735	0.2
McFarland	4,800	1.3
Ridgecrest	15,700	4.2
Shafter	6,750	1.8
Taft	5,000	1.3
Tehachapi	4,000	1.1
Wasco	9,050	2.4
Unincorporated	210,000	56.0

TABLE C: UTILITIES AND SERVICES

UTILITIES AND
SERVICES

ARVIN

DELANO

TAFT

FIRE

County
Captain
c/o Kern County Fire Dept.
205 North "A" St.
Arvin, CA 93203
854-5517

Delano Fire Dept.
725-1308
Chief
1001 - 12th Avenue
Delano, CA 93215

City Fire Department
(fire coordinator)
765-4136

POLICE

City
805/854-3128

Delano Police Dept.
725-3277

City Police
763-3101

SCHOOLS

Arvin High School
Work: 854-5561
Arvin Unified School Dist.
Work: 854-3146

Delano Union Elem. School Dist.
725-0420
Delano Joint Union High School
Dist.
725-3853

Taft Community College
Taft City School Elem. Dist.
763-1521
Taft Union High School Dist.
763-3181

PARKS AND
RECREATION

Bear Mtn. Rec & Park District
Box 685
Arvin, CA 93203
845-0757
County Parks also

Delano Parks & Recreation Dept.
725-9650 or
725-9627

West Side Rec & Park District
300 Main Street
Taft, CA 93268
805/

TABLE C: CONTINUED

SERVICES	ARVIN	DELANO	TAFT
HEALTH SERVICES	No hospital Hal Ambulance Service	Delano Community Hospital Delano, CA Acting Hospital Administrator 725-4800 (Mail: P. O. Box 248, Delano 93215) 805/725-0511 Delano Ambulance 725-3370	West Side Acute General Hospital Dist, 110 East North St. Taft, CA 93268 805/765-2184 (Split co/city hospital services) Taft Ambulance 763-1904
WASTEWATER TREATMENT	Arvin County Sanitation Dist 2601 "O" St. Bakersfield, CA 93301 805/861-2481 OR Boyle Engineering Carl Jacobsen 805/325-7253	City Sewer Treatment Dept. 725-3045	Taft Joint Sewage District 765-2716
SOLID WASTE	Garbage service is City-owned Public Work call City Manager Orval Wooner 805/854-3134	City Super. of Utilities 725-2147	County
ELECTRICITY	Pacific Gas & Electric 327-9561	Southern California Edison 725-8213	Pacific Gas & Electric 763-3124

TABLE C: CONTINUED

SERVICES	ARVIN	DELANO	TAFT
GAS	Southern California Gas Co. 209/732-7961	Southern California Gas Co. 209/732-7961	Pacific Gas & Electric
WATER	Arvin Community Services Dist P. O. Box 333 Arvin, CA 93203 (concern of wells) 805/854-2127 Conservation Element of Delano GP 1973	Super. of Utilities 725-2147	West Kern Co. Water District 801 Kern St. (P. O. Box MM) Taft, CA 93268 805/763-3151
TELEPHONE		Pacific Telephone Warner Cable TV	Continental
STREET IMPROVEMENTS	Arvin Lighting District Curbs/gutters - assessment districts Public Works	Public Works Superintendent 752-2145	Taft Heights Lighting District County Public Works Dept.

TABLE C: CONTINUED

UTILITIES AND SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
FIRE	County Volunteer Fire P/T Fire Chief c/o City Hall Co: 822-5533	Shafter Fire Dept. Chief (P/T) 746-2934	Kern County Fire Dept. (Capt. within R. station) 714/375-8466
POLICE	Tehachapi Police Department 822-4927	Shafter Police Dept. Chief 746-6341 Shafter Police Dept. 333 Sunset Shafter, CA 93263	City Police Dept. Chief 714/375-5044
SCHOOLS	Tehachapi Unified School Dist. Superintendent 822-4461	Richland School District (K-8) 746-3904 Kern High School District 746-4961	Sierra Sand USD 714/875-4461
PARKS AND RECREATION	Tehachapi Recreation & Park Dist. 402 East "G" Street Tehachapi, CA 93561 805/822-3228	Recreation District (Formed 1978) City Admin. 746-6361 Public Works - Maintenance Ref: City of Shafter Recreation and Parks Dept. 1976	Parks & Recreation Dept. 714/375-1321

TABLE C: CONTINUED

SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
HEALTH SERVICES	Tehachapi Valley Hospital Dist. 115 West "E" St. Tehachapi, CA 93561 805/822-3241 No ambulance	General hospital use in Bakersfield Jerry Schaeffer Ambulance 746-6660 Shafter Convalescent Hospital	Ridgecrest Community Hospital 446-3551 Tri County Ambulance 446-5571
WASTEWATER TREATMENT	City is purveyor (City Administrator) has information 822-3264	City of Shafter Public Work 746-2065	City of Ridgecrest Wastewater Facilities 939-3198
SOLID WASTE	Tehachapi Sanitation 822-5273 County Health Dept. (ref: landfill)	City - purveyor Shafter-Wasco Sanitary Landfill	By private companies franchised in City (landfill) County landfill Public Works in Bakersfield
ELECTRICITY	Southern California Edison 805/948-0441	PGE (Wasco) 758-6403	Southern California Edison

TABLE C: CONTINUED

SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
GAS	Southern California Gas Co. 209/732-7961	Southern California Gas 209/732-7961	Pacific Gas & Electric Company
WATER	Tehachapi Cummings Co. Water Dist. 22901 Banducci Rd. Tehachapi, CA 93561 (Mail: P. O. Box 326) 805/822-5504	City of Shafter - purveyor Public Works 746-2065	Indian Wells Valley Co. Water Dist. 500 W. Ridgecrest Blvd. Ridgecrest, CA 93555 (Mail: P. O. Box 399) 714/375-5086
TELEPHONE	Pacific Telephone	Pacific Telephone	Continental Telephone
STREET IMPROVEMENT	Public Works Dept. (City Administrator) 822-3264	City 746-2065	Public Works

TABLE C: CONTINUED

UTILITIES AND SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
FIRE	County Fire Dept 758-6448	County Fire Department 769-8230	City 373-4841
POLICE	City Police Dept. City Manager 758-3003	City Police Dept. 769-8212	City 373-8606
SCHOOLS	Wasco Unified School Dist. Office 758-6431 Wasco U. High School Dist. 758-5324 Sources: Master EIR for Wasco	Maricopa Unified School Dist. 769-8231	Mojave Unified School District 824-4001 Superintendent 824-2898
PARKS AND RECREATION	Wasco Rec & Park District 1549 11th St. Wasco, CA 93280 805/758-2774 OR 758-3081	City Recreation Dept. 769-8872	City Park & Recreation Dept. 714/373-4901

TABLE C: CONTINUED

SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
HEALTH SERVICES	North Kern Hospital 758-5123 Wasco Ambulance Service 758-5853	No hospital (use Taft or Bakersfield) Byron Smith Ambulance	East Kern County Hospital Dist. No hospital No ambulance Medical Center 373-8681
WASTEWATER TREATMENT	Wasco Public Utility District (domestic water also) 764 "E" St. (Mail: P. O. Box 836) Wasco, CA 805/758-6373	City Talk to City Clerk 769-8212	City Sewer Treatment Plan City Engineer 684-6900
SOLID WASTE	City Sanitary Landfill 861-2481	Contract on garbage collection every year. 769-8212	City City Engineer 684-6900
ELECTRICITY	Pacific Gas & Electric 758-6403	PG&E 763-3124 (Taft)	So. California Edison Co.
GAS	Southern California Gas Co. 209/732-7961	PG&E	Southern California Gas Co. (Glendale)

TABLE C: CONTINUED

SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
WATER	Wasco Public Utility Dist. (sewage also) 764 "E" Street (Mail: P. O. Box 836) Wasco, CA 805/758-6373	West Kern Co. Water District 801 Kern St. (Mail: P. O. Box MM) Taft, CA 93268 805/763-3151	California City Community Services District 10400 Heather Avenue California City, CA 93505 714/373-8661 AVEK supplies City.
TELEPHONE	Pacific Telephone and Telegraph	Continental Telephone	Continental Telephone Company Sources: Cal City GP '78
STREET IMPROVEMENT	Public Works	Public Works Dept.	

TABLE C: CONTINUED

UTILITIES AND
SERVICES

McFARLAND

FIRE

County Fire

792-2131

Captain
101 Sherwood
McFarland, CA 93250

POLICE

City Police Dept.

792-2121

SCHOOLS

McFarland Union Elementary School
District

792-2165

460 Kern Avenue
McFarland, CA 93250

McFarland High School

PARKS AND
RECREATION

Parks & Recreation

792-3790

TABLE C: CONTINUED

SERVICES	McFARLAND
HEALTH SERVICES	Two local doctors Use Delano's hospital and ambulance services
WASTEWATER TREATMENT	McFarland Sanitation District
SOLID WASTE	R & F Disposal Service (franchised out) 805/792-3937 Landfill capacity - talk to Kern County Health Dept.
ELECTRICITY	So. California Edison Co. (east side of town) 725-8213 PG&E (west side of town) 75806403

TABLE C: CONTINUED

SERVICES	McFARLAND
GAS	Southern California Gas Co. 209/732-7961
WATER	McFarland Mutual Water Company 792-2818
TELEPHONE	Continental Telephone
STREET IMPROVEMENT	Public Works Dept. 792-3091

Growth Trends

The population in Kern County is estimated to increase by 42,000 people between 1970 and 1980. This yields an approximate growth of 12.8 percent for that period. By comparison, the population in the State of California is estimated to increase by 2.85 million people for a similar period, a growth of approximately 14.3 percent.

Age Composition Trends

The population within the County has been increasing in age during the period from 1970 to 1979. Although there are isolated circumstances where this generalization may not hold true, all incorporated as well as unincorporated areas report this. The increase in median age is due primarily to a decrease in the percentage of persons under 18 years of age (37 percent down to 30 percent), and an increase in the percentage of persons 18 to 54 years of age (45 percent up to 53 percent). The percentage of persons over 54 years of age has remained relatively constant.

Household Size

The average number of persons per housing unit in 1979 in the County was 2.80. This represents a decrease of 0.39 persons per housing unit from the county-wide figure of 3.19 for 1970. This loss paralleled the national trend toward smaller household size.

Household Income

Estimated household income levels for the County as a whole are presented in Table E.

TABLE E
HOUSEHOLD INCOME

	<u>Income Group</u>	<u>1970</u>	<u>1977</u>	<u>1979</u>	<u>1980</u>
Household	Under \$5,000	33%	18%	16%	15%
Income	\$ 5,000- 9,999	31	19	17	16
Distributions	\$10,000-14,999	22	18	17	17
(Percent)	\$15,000-24,999	12	24	25	24
	\$25,000-49,999	2	16	19	21
	\$50,000 & Over	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
	Total	100%	100%	100%	100%
	Median Income	\$7,800	\$13,800	\$14,800	\$16,100

The table shows that between 1970 and 1980 there has been a significant decrease in the percentage of households earning under \$10,000 per year, and a significant rise in the percentage of households earning between \$15,000 and \$50,000 per year. This change in income distribution is likely due to three basic factors: 1) the emigration of lower income families out of the County and the immigration of higher income families into the area; 2) the increase in the number of families with multiple income sources (more than one person working) and; 3) the obvious increase in income due to inflation, raises, better paying jobs, etc.

An important facet of household income which is more meaningful with respect to the project at hand is overpayment for shelter. Overpayment is defined as that condition in which more than 25 percent of the household income is being spent on housing. Analyses in this area was done for each of the cities within the County as well as for the unincorporated areas. The income group most severely impacted by the cost of housing is the group bringing in under \$5,000 per year. In all areas, with the exception of Maricopa (45 percent and Wasco 12 percent), at least 50 percent of this income group was overpaying for their housing. The highest percentage for any given jurisdiction was Delano at 91 percent. In general, the percentage of the other income groups which were overpaying decreased as the income became higher. Figures for percentage of total population which were overpaying in any given jurisdiction varied from a low of 6 percent in Maricopa to a high of 32 percent in Delano.

Housing

Information on trends in the supply of housing can be derived from a number of sources:

1. The number of building permits issued indicates the type of structures that are being constructed (single-family, multi-family, mobile home).
2. A simple housing inventory provides information as to existing housing supply.
3. A survey of building condition provides information concerning the acceptability of existing housing units.
4. Housing projections predict future needs-the difference between housing supply and demand.

Recent data on the number of building permits issued within the County and individual cities have been compiled for the years 1976-1978. This data is broken down according to permits issued for single-family units, multi-family units and mobile homes. The data shows that of the building permits issued within the County during those three years, 47 percent were for single-family units, 33 percent were for multi-family units and 20 percent were for mobile homes. In comparison, in 1970, of the total housing units available, 82 percent were single-family units, 12 percent were multi-family units and 6 percent were mobile homes.

Housing inventories were also made in 1977 and 1979 for Kern County as a whole and the individual cities. This data substantiates the above referenced trend toward a decrease in single-family units and an increase in the use of multi-family units and mobile homes. The housing inventory figures are: 1977-72 percent single-family, 17 percent multi-family and 10 percent mobile home. Data for the individual cities indicates a similar trend from single-family to multi-family and mobile homes.

In order to ascertain the condition of residential structures in the County, the Kern County Development Department conducted a survey of residential building structures. The survey, conducted primarily in 1978, categorized structures as to their suitability for habitation. The categories extended from "no need for repair" to "should be demolished". All units, except those needing no repair are deemed substandard and entered into the 'unmet housing need' group for a given jurisdiction.

The number of substandard housing units varies considerably throughout the County. The most serious situations are in the cities of Taft and Arvin where 23 percent of the housing units were in need of major rehabilitation. For the unincorporated County, 61 percent of the structures are in standard condition, 22 percent in need of minor repair, 14 percent in need of major repair, and 3 percent should be demolished.

Projections for future housing demands within the County are based on existing population trends, and are primarily concerned with the period ending in 1985. Also taken into account are any abnormalities which might be anticipated for a particular area. Important to these projections are such factors as: household size, vacancy rates, demolition rate, etc.

Economy

The major economic activities in Kern County are agriculture, mineral extraction and manufacturing. Agricultural products include cotton, vegetables, potatoes, hay and other field crops, grapes,

citrus and beef cattle. The agriculturally-employed rural population is expected to continue to decline as agricultural workers in increasing numbers are moving into existing urban areas. Projections indicate that the transient agricultural labor force is to be replaced by machinery and temporary local workers. Agricultural production will increase as more water becomes available in Kern County.

Kern County is the largest mineral producing county in the state, the majority involving the production of oil, natural gas and natural gas liquids. Approximately 34 percent of California's output of oil is from Kern County. Oil production in Kern County is projected to peak in the early 1980's and show a continuing decline thereafter. Other minerals of importance with respect to Kern County include borax, limestone, sand, and gravel.

Major manufacturing efforts in Kern County are related to food processing, petroleum refining, and chemical production. The manufacturing industry is projected to increase in relative importance.

As would be expected, the distribution of household head occupations within the County mirror the importance of agriculture as an industry. "Laborers" (including farmworkers) make up over 15 percent of the total labor force in the unincorporated County. This figure varies considerably but predictably within the five planning areas; the highest percentage (25 percent) is in the San Joaquin Valley area, and the lowest percentage (4 percent) in the Mountains area.

The petroleum industry accounts for a portion of the laborer category as well as a high percentage of the "Craftsmen, Foreman and "Operatives" categories. These two categories account for over 17 percent of the labor force.

Also of importance to this topic is the large number of retired heads of household within the County. Although the percentage of retired heads of household is consistently high within the County, there are conspicuous enclaves. For instance, the Mountains area has almost 50 percent of the respondents signifying that they are retired.

As alluded to above, there are economic centers or nodes located within the County. The San Joaquin Valley area is the agricultural center of the County, although it also contains the largest metropolitan area in the City of Bakersfield. The Westside area is characterized by the petroleum industry. The Mountains area as mentioned above is dominated by its retired community, although the proximity of the military bases and the City of Bakersfield do have an influence on the labor force. The labor force in the Indian Wells Valley and Antelope Valley areas are primarily influenced by the needs of the local military installations.

4.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

As described in Chapter 3.0, the Housing Element describes existing and future housing needs, and a strategy and implementation plan for meeting those needs. The Housing Element is then, a set of measures designed to mitigate current housing need, and lessen the severity of adverse socio-economic impacts which may result from growth and development in Kern County. This chapter provides a description of impacts, both beneficial and adverse, which may result from the application of the various housing programs.

Theoretically, successful implementation of the Housing Element should result in: 1) the construction of sufficient new units to meet the projected housing need in the County, 2) the rehabilitation of deteriorated units, 3) the maintenance of existing standard units, and 4) the provision of necessary housing assistance opportunities for lower-income households. These results can be considered the beneficial impacts of the Housing Element.

The potentially significant adverse effects that could result from the adoption and implementation of the Housing Elements can be divided into two categories. First, certain proposed policies and programs in the Housing Element may require subsequent alteration of adopted policies or planning programs. This would be at the General Plan and Zoning levels. An example of this effect is possible annexation or zone changes needed to provide adequate land for projected housing needs. Such policy impacts are considered direct effects that would result from the adoption of the Housing Element.

Second, if implementation of the Housing Element results in new construction that might not otherwise occur, indirect impacts would also be incurred. These indirect effects might be viewed as the physical, social and economic costs of providing the housing. Such indirect effects would result from specific residential development rather than the housing programs themselves.

The physical costs are those associated with disruption of the existing physical environment. This may extend into such areas as landforms, geology, soils, seismicity, hydrology, water quality and biological resources. The urban environmental costs, although less apparent, are of equal importance. The economic impacts relate to the cost of providing additional infrastructure and public service to meet the needs of future residents, as well as other costs of providing housing assistance for lower-income households.

The evaluation of indirect physical, social and economic impacts is, of necessity, general in nature. As specific projects are not proposed, the generic discussion of indirect impacts associated with particular programs applies broadly to those jurisdictions embracing such policies. Where specific environmental conditions require, and

available information permits, the level of detail is refined to apply to local situations.

Wherever possible, appropriate measures are proposed which will mitigate the identified physical, social and economic impacts. These mitigation measures include a wide variety of actions from the adoption of environmentally sound development practices to the use of available state and federal funds.

Given the general tone required of the impact analysis and the potential areas of impact (i.e., direct impacts occurring at the General Plan and Zoning level), this section has been organized in a manner that discusses the environmental effect for each policy or program rather than the categorical designations normally found in environmental documents. All of the ten cities and five unincorporated areas were included in this evaluation.

The impacts expected from the three basic program groups (New Housing, Rehabilitation, and Maintenance) and relevant mitigative actions are delineated on the following charts. Specific considerations for individual communities are included in tables following the Impact and Mitigation Charts.

TABLE F
IMPACT/MITIGATION CHART

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
<ul style="list-style-type: none"> o Fast Track Processing <i>Periodic update the</i> <ul style="list-style-type: none"> o Reduction of Master Environmental Assessment <ul style="list-style-type: none"> o Housing Hot-Line/Outreach Programs/Energy Conservation Library 	<ul style="list-style-type: none"> o Processing activity only <i>(Positive)</i> <i>Reduction of time for environmental assessments</i>	None required	<ul style="list-style-type: none"> - Disturbance of cultural resources <i>addresses standard impacts</i>	Compliance with federal and state laws/future project review			<ul style="list-style-type: none"> o Possible delays for other projects if those with low and moderate only units are given priority for fast-track processing (reduced carrying costs for given projects) o Reduction reduction in time and costs of future environmental assessments on specific projects. o Initial costs for local jurisdiction or county 	Development of fast-track procedures with low and moderate only projects would be delayed beyond normal processing times.
				<i>Addresses standard mitigation measures</i>	<ul style="list-style-type: none"> o Public awareness of housing programs o General quality of life effects from improvements in available housing stock 	None required None required	<ul style="list-style-type: none"> o Public or private costs for technical assistance 	Possible grant funding Grant funding/private sector assistance
							<i>Keep Master EIR Updated</i>	

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
<ul style="list-style-type: none"> o Fast Track Processing o Preparation of a Master Environmental Assessment o Housing Hot-Line/Outreach Programs/Energy Conservation Library 	<ul style="list-style-type: none"> o Processing activity only 	<ul style="list-style-type: none"> None required 	<ul style="list-style-type: none"> - Disturbance of cultural resources 	<ul style="list-style-type: none"> Compliance with federal and state laws/future project review 	<ul style="list-style-type: none"> o Public awareness of housing programs o General quality of life effects from improvements in available housing stock 	<ul style="list-style-type: none"> None required None required 	<ul style="list-style-type: none"> o Possible delays for other projects if those with low and moderate only units are given priority for fast-track processing (reduced carrying costs for given projects) o Probable reduction in time and costs of future environmental assessments on specific projects. o Initial costs for local jurisdiction or county o Public or private costs for technical assistance 	<ul style="list-style-type: none"> Development of fast-track procedures which insure non-priority projects would not be delayed beyond normal processing times Possible grant funding Grant funding/private sector assistance

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
2. REHABILITATION PROGRAMS o Neighborhood public improvements o California Housing Finance Agency HOHI Program o HUD Section 312 Rehabilitation Loan Program o Municipal Rehabilitation Bond Loan Program o HUD Section 8 Rehabilitation Programs o Deferred Payment Rehabilitation Loans o Home Improvement Information Program o Low Interest Home Improvement Loans o Substandard Vacant Structure Demolition	o Local implementing ordinances/ or policy statements required	None required			o Funding required o Quality of life improvements resulting from improved housing	Local funding or grants None required	o Public funds required o Public funds required minor local administrative costs	Grant funding (or local bond issue) Grant funding
3. MAINTENANCE o Public Awareness Programs/ Counseling o Clean Up Campaigns o Tool Bank Programs o Hud Section 8 Housing Assistance Payments Program	o Local implementing ordinances or policies	None required			o Social/Aesthetic benefits o Funding required	None required	o Program costs o Program costs	Possible grant funds available Voluntary Community involvement/ possible minor funding required

TABLE G
PLANNING/POLICY IMPACTS
AREAS OF SPECIAL CONSIDERATION

<u>JURISDICTION</u>	<u>GENERAL PLAN ELEMENT</u>				<u>ANNEXATION/ZONING</u> (Relative to 1985 housing needs)
	<u>Land Use</u>	<u>Circu- lation</u>	<u>Noise</u>	<u>Open Space</u>	
Arvin	X (1978)	X (1972)	--- (1975)	X (1973)	Sufficient land zoned within City.
California City	X (1978)	--- (1978)	--- (1975)	X (1973)	Adequate land zoned within City.
Delano	N (1982)	N (1982)	--- (1975)	N (1982)	Enough land and lots in processing.
Maricopa	X (1972)	X (1972)	O	X (1973)	No zone change re- quired.
McFarland	X (1972)	X (1972)	--- (1975)	X (1973)	Adequate land within City - rezoning required after 1985.
Ridgecrest	N (1981)	N (1981)	N (1981)	N (1981)	Appropriately zoned land avail- able to meet fore- seeable needs.
Shafter	X (1977)	P	--- (1975)	O (1973)	Adequate land within City.
Taft	X (1974)	X (1964)	--- (1975)	X (1973)	Adequate land within City.
Tehachapi	X (1960)	X (1960)	--- (1975)	X (1973)	Adequate land within City.
Wasco	X (1976)	X (1964)	O	X (1973)	Sufficient units in processing.
Kern County (Unincorporated Areas)	N (1982)	X (1967)	--- (1975)	N (1982)	

P Preparation of element needed.
X Review/update required for consistency.
O Update/preparation in process.
(19--) Approval date of existing element.
N Newly revised plans.

TABLE H

PHYSICAL IMPACTS
AREAS OF SPECIAL CONSIDERATION

<u>JURISDICTION</u>	Severe Seismic Hazards/ Fault Zones Con- straints	Potential Loss of Prime Agricul- tural Land	Flood Hazard Con- straints	Potential for signi- ficant re- source or Habitat Degrada- tion.	Potential Loss of Significant Historical or Archaeol- ogical Sites
Arvin		X			Not Determined
California City	X			X	Not Determined
Delano		X East Side	X		Not Determined
Maricopa					Not Determined
McFarland		X			Not Determined
Ridgecrest					Not Determined
Shafter		X			Not Determined
Taft					Not Determined
Tehachapi	X				Not Determined
Wasco	Further Study Needed	X			Not Determined
Kern County (Unincorporated Areas)		X		X	Not Determined

TABLE I
URBAN ENVIRONMENTAL IMPACTS
AREAS OF SPECIAL CONSIDERATION

<u>JURISDICTION</u>	<u>Severe Traffic/ Parking Con- straints</u>	<u>Transit System Con- straints</u>	<u>Existing Air Quality Con- straints</u>	<u>Existing Noise Con- straints</u>	<u>Utility/ Service Limit- ations</u>
Arvin			Problems common to Valley		
California City					X
Delano			Problems common to Valley		
Maricopa			Problems common to Valley		
McFarland			Problems common to Valley		
Ridgecrest				X	
Shafter			Problems common to Valley		
Taft					
Tehachapi					
Wasco			Problems common to Valley		
Kern County (Unincorporated Areas)			Problems common to Valley		

TABLE J

LAWS CONCERNING PROTECTION OF ARCHAEOLOGICAL RESOURCES

Federal Laws. Since 1906, the Federal Government has established laws, policies, and guidelines for the preservation and protection of historic and prehistoric archaeological resources. These resources are considered to be an important part of our nation's cultural heritage. These Federal laws, culminating with the most recent National Archaeological/Historic Preservation Act of 1974, are briefly described as follows:

- 1) The Antiquity Act of 1906. This act sets forth the Federal Government's basic principal of protection, preservation, and public availability of archaeological resources. The act provides for Federal Control of all archaeological resources on Federally owned or controlled land.
- 2) The Historic Sites Act of 1935. This act declares a national policy to preserve historic (including prehistoric) sites, buildings, and objects of national significance for the public.
- 3) The Reservoir Salvage Act of 1960. This act provides for the survey and necessary research of archaeological sites affected by the construction of dams and resultant reservoir areas. This act may affect treatment plants, storage plants, and rights-of-way as well as dam and reservoir areas.
- 4) The Historic Preservation Act of 1966. This act provides for an expanded National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture and makes provisions for matching funds to help acquire and/or preserve them. This act also affects properties eligible for listing.
- 5) The National Environmental Policy Act (1969). Provides for the protection or enhancement of the cultural environment. "An act for the preservation of American Antiquities."
- 6) The National Archaeological/Historical Preservation Act of 1974. This act provides Federal agencies with methods of mitigating impacts of their undertakings upon those historic properties that contain scientific, prehistoric, or archaeological data.

The California laws are briefly described below.

- 1) California Public Resources Code, Section 5097.5. Provides for the prosecution as a misdemeanor of any unauthorized person or persons who willfully excavate, remove, destroy, etc. archaeological, paleontological, or historical features on public lands.
- 2) California Administrative Code, Title 14, State Division of Beaches and Parks, Section 4307. Archaeological features. No person shall remove, deface, or injure any property of the State Parks system.
- 3) California Penal Code, Title 14, Part I (State of California), Section 622 1/2. Provides for the punishment as a misdemeanor of any person(s), not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place.
- 4) Public Resources Code; California Environmental Quality Act, Section 21000 et seq. Additional State protection for cultural/scientific resources is to be found in CEQA. CEQA provides for public review and disclosure.
- 5) California Health and Safety Code, Sections 8100 and 7052. Forbids disturbance of Indian cemeteries.
- 6) Public Resources Code, Section 5097.53. Requires moratorium on Indian burial site until reviewed by State Resources Board.

5.0 ALTERNATIVES

5.1 NO PROJECT

This alternative implies the local jurisdiction would not adopt the proposed Housing Element and would not, in essence, update the Housing Element of the General Plan. As the update is mandated by state law, the effect of this action would be to possibly defer preparation of the Housing Element to the state government. This would diminish local control over housing policies and could result in housing policies and programs that are not as sensitive to local needs and desires as those developed at the local level.

As local jurisdictions are required to meet the minimum state and federal requirements for Housing Elements, whether prepared at the local level or by the state, if the proposed Housing Element were not adopted, another attempt at a revised Element could be anticipated.

The impacts of this alternative would be to maintain the status quo and existing level of commitment with regard to housing programs and activities within each jurisdiction. Delays in meeting local housing needs, particularly with regard to low- and moderate-income level housing, would result.

5.2 PROGRAM ALTERNATIVES

Each local jurisdiction, through an extensive citizen participation program, selected housing policies and programs which were most appropriate and responsive to the specific local needs and conditions. A comparison of programs selected by each jurisdiction was shown previously in Table A. All jurisdictions have a rather extensive range of potential programs for meeting existing and projected housing needs. Programs dealing with new housing, housing rehabilitation, and maintenance programs are included in each Element. Modifications to these lists, which could potentially expand the flexibility of a jurisdiction, would not necessarily alter the capabilities of that jurisdiction to promote adequate housing. Increasing the number of programs available could potentially dilute an effort better directed toward the chosen programs specifically suited to the locale.

It should be noted that one of the positive aspects of the proposed Housing Element is that considerable flexibility does remain within the program lists. A wide range of options are available for promoting new housing, as well as rehabilitation and maintenance activities. Some localities have retained a much higher degree of flexibility than others. California City has the fewest programs to promote new housing, three, while for the unincorporated areas of Kern County, nineteen potential new housing programs are discussed.

For the private sector developer or homeowner, program alternative choices still remain within the framework outlined in the Housing Elements. The opportunity to use these programs depends, however, to some extent on the ability of community staff personnel and the degree to which the community pursues implementation of these programs. Availability of federal funding and changing program requirements could potentially alter the ability of all jurisdictions to implement some program options.

If the specific programs selected to be used achieve the broad goals of improving the housing stock through increasing the supply of new, affordable housing, and improving existing units through rehabilitation and maintenance, the overall environment effects of achieving those goals should be similar regardless of what alternative program package is used.

6.0 ORGANIZATIONS AND PERSONS CONSULTED

City of Arvin - John Thayer, Planner

California City - Joseph L. Cloonan, City Manager

City of Delano - Dan Price, Planning Director

City of Maricopa - Adrian Cancio, City Manager

City of McFarland - Howard Phillips

City of Ridgecrest - Robert Tiernan, Assistant Planning Director

City of Shafter - William Sheldon, Jr., City Administrator

City of Taft - Mark Balkovek, City Planner

City of Tehachapi - Lawrence Cook, City Administrator

City of Wasco - George Anast, City Manager

County of Kern Planning Department - Fred Simon

State of California

Office of Planning and Research - Leo Rochalle
Bill Abbott

State Clearinghouse - Ron Bass

Kern County Museum - Chris Brewer

California State University at Bakersfield

Department of Archaeology - Dr. Robert Schiffman

7.0 REFERENCES

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APPENDIX B

Demographic and Housing Characteristics for Kern County

APPENDIX B
TABLE 1
SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS
KERN COUNTY TOTALS ^{1/}

	<u>Year</u>	<u>Population</u>				
Population Trends and Projections	1970	330,089				
	1977	359,276				
	1979	368,618				
	1980	372,353				
	1985	397,580				
	<u>Year</u>	<u>White^{2/}</u>	<u>Black</u>	<u>Spanish Surname</u>	<u>Other</u>	<u>Total</u>
Ethnic Character- istics (Percent)	1970	76%	5%	16%	3%	100%
	1977	73	5	18	4	100
	1979	72	5	19	4	100
	<u>Year</u>	<u>Under 18</u>	<u>18-54</u>	<u>55-64</u>	<u>65 & Over</u>	<u>Total</u>
Age Distributions (Percent)	1970	37%	45%	10%	8%	100%
	1977	32	51	9	8	100
	1979	30	53	9	8	100
	<u>Income Group</u>	<u>1970</u>	<u>1977^{3/}</u>	<u>1979</u>	<u>1980</u>	
Household Income Distributions (Percent)	Under \$5,000	33%	18%	16%	15%	
	\$ 5,000-\$ 9,999	31	19	17	16	
	\$10,000-\$14,999	22	18	17	17	
	\$15,000-\$24,999	12	24	25	24	
	\$25,000-\$49,999	2	16	19	21	
	\$50,000 & Over	<u>4/</u>	<u>5</u>	<u>6</u>	<u>7</u>	
	Total	100%	100%	100%	100%	
	Median Income	\$8,937	\$13,300	\$14,400	\$16,100	

SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS
KERN COUNTY TOTALS 1/

(Continued)

	<u>Year</u>	<u>Single- Family</u>	<u>Multi- Family</u>	<u>Mobile Home</u>	<u>Total</u>
Building Permit History	1976	2,199	2,006	1,113	5,318
	1977	2,745	1,759	1,120	5,624
	1978	<u>2,842</u>	<u>1,757</u>	<u>1,192</u>	<u>5,791</u>
	Total	7,786	5,522	3,425	16,733
	Annual Average	2,595	1,841	1,142	5,578
	Percent	47%	33%	20%	100%

	<u>Year</u>	<u>Population Per Household</u>
Household Size	1970	3.19
	1977	2.87
	1979	2.80

	<u>Year</u>	<u>Total Units</u>			<u>Total</u>
		<u>Single- Family</u>	<u>Multi- Family</u>	<u>Mobile Home</u>	
Housing Inventory Trends	1970 (Census)	89,800	13,642	6,698	110,140
	1977 (Census)	98,525	23,450	13,060	135,035
	1979 (Estimated)	102,478	25,879	14,557	142,914
Changes in Housing Inventory	1970-1979 Total	12,678	12,237	7,859	32,774
	Annual Average	1,449	1,399	898	3,746

SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS
KERN COUNTY TOTALS 1/

(Continued)

Footnotes to Preceding Pages

1/ Excluding Tulare County portion of Delano Community.

2/ Except those with Spanish surnames.

3/ Adjusted using HUD median income data.

4/ Less than 0.5 percent.

Source: U. S. Bureau of the Census
California State Department of Finance
Kern County Planning Department
Urban Projects, Inc.

APPENDIX B
Table 2

POPULATION AND POPULATION INCREASE
BY CITY AND UNINCORPORATED AREA

	1970 Population	1980 Population	<u>Population Increase 1970 to 1980</u>		
			<u>Natural Increase</u>	<u>Net Migration</u>	<u>TOTAL</u>
Arvin	5,199	6,863	857	807	1,664
Bakersfield ¹	69,515	105,611	8,854	27,242	36,096
California City	1,309	2,743	182	1,252	1,434
Delano	14,559	16,491	2,319	-459	1,932
Maricopa	740	946	56	150	206
McFarland	4,177	5,151	718	256	974
Ridgecrest	7,629	15,929	1,060	7,240	8,300
Shafter	5,327	7,010	679	1,004	1,683
Taft	4,285	5,316	322	709	1,031
Tehachapi	4,211	4,126	83	-168	-85
Wasco	<u>8,269</u>	<u>9,613</u>	<u>1,413</u>	<u>- 69</u>	<u>1,344</u>
Total Incorporated Areas	125,220	179,799	16,615	37,964	54,579
Edwards AFB	10,332	8,554	1,497	-3,275	-1,778
China Lake NWC	11,105	4,275	550	-7,380	-6,830
Incorporated Areas Less Military Bases	<u>183,577</u>	<u>210,461</u>	<u>17,877</u>	<u>9,007</u>	<u>26,884</u>
Kern County Totals	330,234	403,089	36,539	36,316	72,855

¹ Bakersfield counts are only for the City of Bakersfield; County portions of the Metro Bakersfield area are included in the Incorporated Area totals.

Source: Kern County Planning Department, Population and Housing Report, 1981.

APPENDIX B

Table 3

COMPARISON BETWEEN 1980 HOUSING ELEMENT PROJECTIONS AND 1980 BUREAU OF THE CENSUS COUNTS BY CITY AND UNINCORPORATED AREA¹

	1980 Projections Housing Element	1980 Bureau of the Census Counts	DISCREPANCY	
			Number	Percent
Arvin	6,300	6,863	563	8.9
Bakersfield	94,000	105,611	11,611	12.4
California City	2,775	2,743	(32)	(1.2)
Delano	16,000	16,491	491	3.1
Maricopa	735	946	211	28.7
McFarland	4,800	5,151	351	7.3
Ridgecrest	15,700	15,929	229	1.5
Shafter	6,750	7,010	260	3.9
Taft	5,000	5,316	316	6.3
Tehachapi	4,000	4,126	126	3.2
Wasco	9,050	9,613	563	6.2
Unincorporated ² County Areas	210,028	210,461	433	0.2
TOTAL	375,138	390,260	15,122	4.0

¹ Housing Element data and projections were developed and based on 1970 Census and 1977 Special Census figures. Data development occurred during early 1979. Due to delays, the Housing Elements were not finalized until late 1981. Although 1980 Census data was available (for populations counts alone), the Housing Elements were finalized using the original 1979 calculations. This table was prepared for comparison purposes only. It should be noted that although the population projections utilized in the Housing Elements may be somewhat lower than the actual 1980 Census counts, the discrepancies are insignificant to the overall need demonstrated throughout the documents.

² Includes County portion of Metro Bakersfield and excludes persons living in military base housing.

APPENDIX B
Table 4

POPULATION
BY METRO BAKERSFIELD DIVISION
1970 - 1980

<u>Division</u>	<u>1970 Population</u>	<u>1980 Population</u>	<u>Population Increase 1970 to 1980</u>		
			<u>Natural Increase</u>	<u>Net Migration</u>	<u>TOTAL</u>
Central	21,157	22,656	2,194	-695	1,499
North	22,126	23,902	2,307	-566	1,776
East	28,141	28,774	2,850	-2,217	633
Northeast	30,401	35,316	3,289	1,661	4,915
Edison	2,839	3,146	300	7	307
Southeast	27,616	25,334	2,652	-4,934	-2,282
South	27,225	29,703	2,851	-373	2,478
Southwest	16,421	44,836	3,068	25,347	28,415
Northwest	6,875	11,678	929	3,874	4,803
Greenfield	<u>2,323</u>	<u>2,573</u>	<u>245</u>	<u>5</u>	<u>250</u>
Total Metro Bakersfield	185,124	227,918	20,685	22,109	42,794

Source: Kern County Planning Department, Population and Housing Report, 1981.

APPENDIX C

Methodology for Statistical Update

METHODOLOGY FOR STATISTICAL UPDATE

The following material, prepared by the State of California Department of Finance, details several methodologies used and accepted by the Department in calculating and updating population and housing estimates.

Method number three, entitled "A Housing Unit Method," was extensively utilized in the preparation of this Housing Element. The material is included herein as a means of assisting each community in efforts to maintain the Housing Element on a continuingly-current basis and to update the housing and population data which comprises an important segment of a housing needs analysis.

PREPARING POPULATION ESTIMATES

Current population estimates can be developed through a number of different methods, six of which are used by the Department of Finance. All methods depend upon an adequate benchmark, a full count sufficiently accurate and reported in sufficient detail to permit its use as a starting point for the examination of indices of population change. A "component" method is one in which the components of change--natural increase, net migration and others--are estimated from indicators and added to the benchmark. Three different component methods are used. A "housing unit" method is one that examines additions to and subtractions from the number of occupied housing units and attempts to gauge changes in average household size; these changes, too, are applied to the benchmark population. A "ratio correlation" method seeks to relate the share of a total population contained in an area to a number of symptomatic and recorded variables. A "composite" method attempts to estimate specific age groups using symptomatic indicators for each age group and then summing the results of these estimates for an all ages population.

To be successful the six methods require not only precise benchmarks and accurate indicator data, but also known relationships between the indicator data being employed and the population variables they purport to measure. These relationships can only be established through tests between known points, such as two censuses. The unfortunate fact that benchmarks are not as recent as they should be and that indicators are neither universally accurate nor of fixed relationships to the population variables being estimated poses problems for the population analyst. Working in a postcensal period, he becomes painfully aware that with the passage of time the relevance of his indicators and his ability to estimate decline rapidly. Because of these increasing difficulties, in recent years the county estimates have been derived by averaging the estimates of several methods, a technique which yields better average accuracy than the use of any single method.

1. THREE COMPONENT METHODS

There are three components of change in the civilian population: (1) natural increase (the excess of births over deaths), (2) net migration (the excess of in-migrants over out-migrants), and (3) the net movement of civilians into the Armed Forces. Recorded data provide measures of natural increase and net loss to the military and pose no major methodological or computational problems. The volume of migration, however, must be estimated from indirect measures. For the county and State estimates appearing in this report, the two indirect measures of migration used were (1) changes in the number of households as measured by changes in the number of residential electric customers with special adjustments and (2) changes in school enrollment as measured by a comparison of enrollment in grades 3 - 8 each year with that in grades 2 - 7 the preceding year.

Two equations were developed to make two separate estimates, both utilizing the same indicators. In the first a least-squares solution to county data for the decade 1950-60 provided the equation $Z = -1.103 + 0.734 X + 0.374 Y$. The independent variables X and Y are, respectively, percent

change in the number of occupied households as measured in the census and percent change in school enrollment. The dependent variable, Z, representing net migration for the same period as the independent variables, is expressed as a percent of the civilian population at the beginning of the period. The second equation was developed by the same method but yielded an equation with slightly different weights: $Z = 0.172 + 0.215 X + 0.921 Y$. The Y variable utilized the same school data as in the first equation, but the X variable was the percent change in the number of residential electric customers for the decade.

In estimating the net migration of each county for the years since 1960 these two equations were applied to the appropriate input data. A basic assumption of this method, of course, is that the form of the regression equations represents a valid description of the relationship between the dependent and independent variables i.e., that the relationship is defined by a straight line and that the given coefficients describe its slope.

A third component method, one developed by the Bureau of the Census and designated Census Bureau Method II, was used to develop a series of county estimates for all years. The method is described in detail in a publication of the Bureau.¹ Briefly, this method estimates the net migration of school children aged 7 - 15 from 1960 to the estimate date by comparing population estimated from school enrollment for the estimate date with the expected number of survivors from the 1960 census population of that cohort. The migration rate of this age group is then used to estimate a migration rate for the total population by application of a factor based upon the United States ratio of migration rate of 7 - 15 age group to that of the total population. The total migration rate thus derived is then applied to the 1960 civilian population to estimate the total net civilian migration from 1960 to the estimate date. The total of the other components, natural increase, and loss to military for the period from 1960 is then added to the migration estimate to yield a civilian population estimate for the current year.

2. THE RATIO-CORRELATION METHOD

Although this method also uses regression techniques it is not a component method since it is used to estimate or distribute population figures directly rather than being used to estimate one or more components of population change. It is based upon the observed relationship of the changes in a number of different symptomatic data series to changes in county population distribution within the State for the 1950 - 60 decade. The dependent variable in the regression equation represents the ratio of a county's share of the State population in 1960 to that in 1950. The independent variables are expressed in a corresponding manner and include: births, deaths, elementary school enrollment (1 - 8), reported employment covered by the unemployment compensation code, fee-paid automobile registrations, State personal income tax returns, registered voters, and taxable retail sales. On the basis of testing the method was found to be more effective if two expressions, a separate equation for all metropolitan counties and another for non-metropolitan counties were derived for the 1950-60 decade rather than a single equation for all counties.

¹ Current Population Reports, Series P-25, No. 339.

For example, estimates for 1968 were prepared by substituting in the equations appropriate data for the 1960-68 period. The ratio for the use of the birth variable for a given county was computed from the ratio of the percent of all California births registered to residents of the county in 1968 to the percent of all California births registered to residents of the county in 1960. The solution of the equation yields the ratio: percent of total California population resident in the county in 1968 over the percent of total California population resident in the county in 1960. This ratio was applied to the county's percentage share of the State's population in 1960 to estimate its 1968 percentage share. The 1968 percentages were summed and adjusted to add to 100 percent and the percentages applied to an independently calculated State population. The latter point is crucial; for California the method can only allocate a total of county populations, it can not estimate a total unless the analyst is willing to apply it to all 50 states and derive California's share of an established United States population.

3. A HOUSING UNIT METHOD

Since the inception of the Department's city population estimating program under Section 2107.2^a, Streets and Highways Code, more than 1000 city population estimates have been certified, supporting claims upon the gasoline tax and motor vehicle in-lieu tax funds which would once have necessitated special federal censuses. In addition, the housing unit technique is used to estimate county populations both for certification under Section 11005.6, Revenue & Taxation Code and in combination with other methods to derive the annual July 1 figures published each year.

The method, reduced to its bare essentials, requires an estimate of occupied housing units, of average household size, and of persons not in housing units -- the so-called "group quarters" population. This description obscures the fact that there are no direct measures of these three variables. It has been found that in most cases the increase in residential electric customers since the benchmark date is a satisfactory measure of increase in the number of occupied housing units in the area, if suitable corrections are included for master-metered housing such as mobile homes and certain types of apartments and for the tendency of vacant housing units, especially apartments, to be carried as active electric accounts. The latter becomes a particularly knotty problem during periods when the vacancy rate is changing rapidly.

A very critical element in the estimation of population by the housing unit method is the average household size. This variable is calculated directly from census data and is one of the many measures published in census reports. Some evidence of postcensal change is suggested by a shift in the number of school-enrolled children per occupied housing unit. The latter figure has been used in estimating change in household size, but it depends upon the accuracy of the estimate of the number of occupied housing units and, even more critically, upon the comparability of the area for which the number of housing units is estimated with the area for which school enrollment data are available. Such comparability is by no means universal. Furthermore with the recent decrease in age-specific birth rates, a decline in household size

^a Originally, Section 194.2

has taken place which is not reflected in school enrollments, namely that attributable to relatively fewer pre-school children.

The third element, population in group quarters, presents its own estimating problems, but where this portion of the population is relatively small, the errors incident to its estimation are not especially significant. Typically, it involves an actual count from the records of group quarters facilities, but the unrecorded portion of the group-quarters population, the people in unregistered lodging houses or where more than a certain number of unrelated persons share living quarters, remains an unsolved problem for the estimator.

4. COMPOSITE METHOD

In this method independent estimates are prepared for the civilian population in several age groups, using methods and base data considered most appropriate for each age group. An estimate for the area is then derived for the civilian population as a whole by summing the independently-derived estimates for each age group.

The age groups that are independently estimated are: under 5, 5 - 17, 18 - 44, 45 - 64 and 65 and over. Births by age of mother are used to estimate the populations under 5 and 18 - 44. School enrollment is the best estimator of children aged 5 - 17. Deaths by age of decedent are used to estimate the population 45 - 64 and Social Security recipients to estimate the population 65 and over.

The final revised figures were, for each county, the arithmetic mean of the results of the six methods described.

5. QUALITY CONTROL

In the preparation of population estimates for certification in behalf of cities under the Streets and Highways Code or in behalf of the counties under the Revenue and Taxation Code, the substantial sums of money involved in the subventions place upon the Department an obligation to use particular care. This obligation is recognized in the law which not only makes the application for the estimate optional with the city or county, but which also states, in the Streets and Highways Code, that the "department may make the estimate if in the opinion of the department there is available adequate information upon which to base the estimate; provided, however, the department may develop or contract for the development of additional information if, in the opinion of the department, such additional information may make an estimate feasible." The obligation is sustained by the realization that the allocation of approximately 57 million dollars from the gasoline tax, 100 million dollars from the motor vehicle property tax and 28 million dollars from the cigarette tax, were affected by Department of Finance population estimates of cities in fiscal 1969. A bias of two percent in the estimate for a city of 100,000 would result in approximately \$24,000 per year error in subventions from the two funds. Since the funds are fixed by receipts, an overpayment to one city inevitably penalizes the others. The counties share another 100 million

dollars on a per capita basis.

All of the methods sketched above are subject to errors which increase with the passage of time after a census. It is for this reason that the Department was permitted to refuse estimates and also permitted to "develop or contract for the development of" additional information. Five or more years after a census the additional information can only come from enumeration, and in all but a few instances, a full count is indicated. A carefully designed sample survey with narrow confidence intervals may suffice in the largest cities where a satisfactory housing unit inventory can be constructed. The renewal of a benchmark, once it has been accomplished, will insure acceptable accuracy in subsequent estimates for several years, providing updating of the usual indicators of change is conscientiously maintained.

A full count performed by the Bureau of the Census can serve as a benchmark for future estimates if certain basic data are collected. An alternative is a locally administered enumeration under Department of Finance supervision. The Department has developed a census card which can be punched in the field as well as the appropriate computer programs to print the tabulation not only of data essential to an estimating benchmark but also of other information which local officials may select. The standard card permits (1) the tabulation, by city block, of population and housing counts and (2) depending upon the design and upon the size of the city or county being served, the tabulation for census tracts or for smaller planning areas, of the age and sex structure and the labor force status of the population as well as the housing inventory, by units-in-structure. Furthermore, for the planning areas, answers to special questions, usually four to ten in number, are provided in tabular form. The choice of the special questions is the prerogative of the city or other local agency. Their subject matter has included trip-to-work information, shopping practices, off-street parking, household income and others. The Department is always ready to advise on data collection; further information concerning the census program is available upon request.

Since 1960, the Department of Finance has provided advisory help and/or data processing in over 228 city censuses and 31 more of counties or significant parts of counties. Approximately seven million of California's inhabitants have actually been counted under this program. Furthermore, special federal censuses were held in five counties and 90 cities with a total population of over one and one half million; they include those of Imperial and Monterey Counties taken under the provisions of the Voting Rights Act of 1965.

APPENDIX D

Glossary of Terms

GLOSSARY OF TERMS

Adequate Housing Sites: Locations designated for housing which can combine a range of housing types, sizes, and prices which will respond to the needs of all economic groups within the community.

Annexation: Process through which a city incorporates additional land.

Apartment: A building, or portion thereof, designed for or occupied by three or more families living independently of each other.

Building Setback Line: The minimum distance as prescribed by the City Zoning Ordinance between any property line and the closest point of a building.

Building Condition Classifications:

Standard Unit: A housing unit in good condition with no work needed.

Minor Rehabilitation: A housing unit in need of minor repairs such as painting or plumbing repair.

Major Rehabilitation: A housing unit with visual, structural or foundation damage in need of major work.

Demolition: A housing unit in poor condition which is unsuited for rehabilitation.

Conservation: Ongoing maintenance of standard housing units to prevent deterioration.

Density: The number of families per acre of land.

Dwelling: A building or portion thereof designed for or occupied for residential purposes, including one-family, two-family and multiple dwellings.

Single-Family: A detached building designed for or occupied exclusively by one family.

Two-Family: An attached building designed for or occupied exclusively by two families living independently of one another.

Multiple-Family: A building or portion thereof, designed for or occupied by three or more families living independently of each other.

Dwelling Unit: One or more rooms in a dwelling, apartment house or apartment hotel designed for or occupied by one family for living purposes and not having more than one kitchen.

Dilapidated: Highly deteriorated buildings with major structural deficiencies which are not economically feasible to repair.

Elderly: Persons 62 year of age or older.

Growth Management: A city strategy to direct the pattern of development and establish the quality of new development in keeping with city needs and desires. A number of means have been used to accomplish this including the extension of service lines to areas where growth is desired and annual building permit ceilings.

Handicapped: Persons with a physical impairment or mental disorder expected to last a long time or indefinitely, whose ability to live independently could be improved by more suitable housing conditions.

Household: All persons occupying a single dwelling.

Housing Assistance Plan: A written plan prepared by a locality to obtain federal housing funds. The Housing Assistance Plan must survey the condition of the housing stock; specify an annual goal for the number of residential units or persons to receive federal funds for housing; and indicate the general locations of proposed housing for lower-income persons.

Housing Element: An adopted element of the General Plan on housing required by State law for every City and County in California. A Housing Element must consist of standards and plans for the improvement of housing; provide for adequate sites for housing; and adequately provide for the housing needs of all economic segments of the community.

Infilling: Development on vacant land surrounded by previously developed areas.

Large Family: A family of 5 or more persons.

Leapfrog Development: A pattern of growth where islands of development are surrounded by areas suitable for building.

Low-Income Household: A household whose income does not exceed percent of the median household income of the standard metropolitan statistical area (SMSA). If outside an SMSA, then within the county.

Lower-Income Household: A household whose income is between 50 and 80 percent of the median household income of the standard metropolitan statistical area (SMSA). If outside an SMSA, then within the County.

Major Rehabilitation: Deteriorated buildings needing extensive repairs to meet reasonable standards of housing and where continued neglect will result in structural damage.

Market Area: A regional area within which economic and social forces interact to provide housing, employment, and service opportunities.

Market-Rate Households: Those households who are financially capable of providing adequate housing for themselves without sacrificing other essential needs (such as food, clothing, transportation).

Minor Rehabilitation: Buildings in fair condition needing one or more repairs to meet reasonable standards of housing.

Mobile Home: A semi-permanent dwelling unit which is factory built and transported to a lot. Usually 400 square feet or more and not intended for use as a travel home.

Mobile Home Park: Any area or tract of land where one or more mobile home sites are rented or held out for rent, and may include a trailer park.

Mobile Home Subdivisions: Any area or tract of land where one or more mobile home sites are sold or held out for sale.

Moderate-Income Household: The income limit for a four person household which does not exceed 120 percent of the median income for a SMSA. If outside a SMSA, then within the County.

Modular Housing: Housing with substantial portions of which are factory built and assembled on a lot.

Nonmarket-Rate Households: Those households who are not financially capable of providing adequate housing for themselves without sacrificing other essential needs, usually more than $\frac{1}{4}$ of their income.

Open Space: Any parcel of land or water essentially unimproved or set aside, dedicated, designated or reserved for public or private use or enjoyment of, or the use and enjoyment of the owners and occupants of land adjoining or neighboring such open space. Such areas may be improved with only those buildings, structures, streets, and off-street parking that are incidental to the openness of the land.

Overcrowding: A residential unit containing more than 1.01 persons per room.

Planned Unit Development: An area usually with a specified minimum contiguous acreage to be developed as a single entity according to a plan containing one or more residential clusters or residential developments and one or more public, quasi-public or commercial areas.

Rehabilitation: Repair of a housing unit which in its present condition endangers the health, safety or well being of its occupants and needs repair to meet reasonable standards of housing.

Site: A parcel of land occupied or to be occupied by a use or a structure.

Sprawl: Growth characterized by low density development that results in inefficient land use patterns.

Standard: Older buildings which have been well maintained and new buildings in good condition or in need of minor maintenance.

Subdivision: Any real property shown on the latest adopted County tax role as a unit or as contiguous units, which is divided for the purpose of sale, lease or financing by any subdivider into five or more parcels.

Travel Trailer: A vehicle other than a motor vehicle designed for human habitation, used for semi-permanent housing, for carrying persons and property on its own structure, and for being drawn by a motor vehicle.

Very Low-Income Household: A household whose income does not exceed 50 percent of the median household income of the SMSA. If outside an SMSA, then within the county.

Zoning: The division of land into classifications related to their intended use. Categories may include subsets of commercial, industrial, residential and other uses.

APPENDIX E

Glossary of Programs

GLOSSARY OF PROGRAMS

California Housing Finance Agency HOHI Program: This program provides below-market interest rate construction and long-term financing for selected projects and/or selected areas through the sale of tax exempt revenue bonds. CHFA money can also be used for favorable interest rate mortgages for home purchase, new construction and for rehabilitation.

California Housing Finance Agency Mortgage Assistance Programs: This program reduces housing prices and creates very favorable mortgage interest rates by providing below-market interest rate construction and long-term financing for selected projects and/or selected areas through the sale of tax exempt revenue bonds.

Community Development Block Grant Loans: This is a low-interest rehabilitation loan program, administered by the Kern County Community Development Department, which uses block grant funds to underwrite market interest rates on home improvement loans made by private lending institutions.

Deferred Payment Rehabilitation Loans: This program makes use of grant funds to make a home improvement loan which does not require repayment until title to the property being rehabilitated passes to another party.

Land Cost Write Downs: This program makes assisted housing programs financially feasible by lowering or eliminating the cost of land through the use of public funds.

Section 235 Homeownership Program: This program of the U.S. Department of Housing and Urban Development provides interest reduction payments to mortgage lenders to ensure lower-income families, the elderly and the handicapped to purchase newly-constructed or rehabilitated ownership housing, including single family dwellings, condominium units and mobile homes in mobile home subdivisions.

Section 502 Homeownership Program - FmHA: This program, through the Farmers Home Administration, provides direct loans for the purchase, relocation, or rehabilitation of ownership housing to lower-income households at low interest rates and downpayments.

Section 8 Housing Assistance Payments Program: This program of the U. S. Department of Housing and Urban Development provides rent subsidies to enable lower-income households to occupy newly-constructed rental housing without having to pay more than 25 percent of their incomes for shelter.

Section 8 Program for Elderly and Handicapped: This program of the U. S. Department of Housing and Urban Development provides rent subsidies to enable the elderly and the handicapped to occupy newly-developed rental housing without having to pay more than 25 percent of their incomes for shelter.

Section 312 Rehabilitation Loan Program: This program of the U. S. Department of Housing and Urban Development provides direct low interest loans to low- and moderate-income homeowners for rehabilitation efforts. These loans can also be used to refinance existing indebtedness at the same low interest rates.

Section 504 Rehabilitation Loans and Grants - FmHA: This program administered by the Farmers Home Administration provides loans, grants or a combination of the two to very low-income homeowners to assist in minor repairs to dwellings.

Section 515 Rental Housing Program - FmHA: This program through the Farmers Home Administration, provides long-term financing and rental assistance payments on behalf of lower-income households to developer/operators of new rental housing.

Subsidized Infrastructure Costs: This program makes assisted housing programs financially feasible by lowering or eliminating the cost of land through the use of public funds.

APPENDIX F

Citizen Participation Process

CITIZEN PARTICIPATION

Citizen participation which occurred during the preparation of the Housing Element was initiated at the outset of the planning process in conformance with the Housing Element Guidelines. The guidelines state that housing elements shall be developed through a decision-making process which is accessible to and directly involves all economic segments of the community. In response to this, an active housing committee was formed. The committee was comprised of individuals representing a broad range of experience, interest and knowledge of housing affairs, in addition to individuals from the general public. Committee members also included representatives from the housing finance industry, the construction industry, the housing management industry and civic groups having an interest in, or involved in, activities related to housing. The City Council was specifically charged with the responsibility of selecting a committee which included the aforementioned representatives, as well as representatives from all minority and economic segments of the community.

The role of the Citizens' Advisory Committee (CAC) was to identify specific housing problems in the City, especially as they related to various income and ethnic groups. The CAC was also to review in detail, with the planning staff and other members of the community, the range of solutions to the housing problems which were developed by the consultant. With an active program of citizen participation, it was hoped that the document would reflect the concerns and needs of the local citizenry.

Prior to the first Citizens' Advisory Committee meeting, a workbook was prepared for the purpose of exposing CAC members to general housing issues and as a discussion guide for the initial meeting. The workbooks consisted of pictures and brief discussions of housing issues specific to the community. Questions followed each discussion and space was allowed for further comments. At the first meeting, citizens discussed the issues included in the workbook and identified each issue as a relevant community concern or discarded it. The result of this effort was a list of housing problems that CAC members perceived to be relevant to the community.

At subsequent meetings, CAC members reviewed programs and policies that addressed each of the problem areas they had identified in their workbooks. A matrix which described housing programs and the problems they related to (which was prepared by the consultant), served as a tool to guide these sessions. The result of these discussions was a list of acceptable policies and programs (as perceived by the CAC) that would lead to the resolution of identified housing problems in the community.

During the sixty-day review period by the State, further input from citizens at large will be solicited through the public hearing process. Comments will be incorporated in the final document, as appropriate.

The following citizens actively participated on the Citizens' Advisory Committee in Wasco:

- Larry Funk
- C.F. Gault
- Lloyd Grizzell
- Terry Newman
- Audry Patterson
- Ken Proctor
- Marlene Stevens
- Mabel Woods

APPENDIX G

Summary of Special Needs



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APPENDIX G

SUMMARY OF SPECIAL NEEDSCity of Wasco1979

	<u>Number of Households</u>			
	<u>Total</u>	<u>Elderly/ Handicapped</u>	<u>Small Family</u>	<u>Large Family</u>
<u>Total Owner Households¹</u>				
All Households	555	147	300	108
All Minority Households	68	17	26	25
All Female-headed Households	62	37	23	2
Black - Not Hispanic	3	1	1	1
American Indian	3	-	1	2
Hispanic	46	8	16	22
Asian	5	2	3	-
Other	11	5	6	-
<u>Total Renter Households¹</u>				
All Households	701	113	341	247
All Minority Households	320	29	137	154
All Female-headed Households	81	14	49	18
Black - Not Hispanic	3	-	3	-
American Indian	2	-	2	-
Hispanic	306	27	125	154
Asian	2	2	-	-
Other	7	-	7	-

¹The low/moderate income households identified in this table were based on 1979 median income figures (See Table 3-5).

Source: U. S. Bureau of the Census; U. S. Department of Housing and Urban Development; California State Department of Finance; Val T. Higginbotham and Karen E. Northcutt.

